

**MINUTES  
NEW DURHAM PLANNING BOARD  
7 OCTOBER 2014**

Chair Craycraft called the meeting to order at 7:07 pm and designated Ms. Chabot to sit in as a voting member.

**Roll Call:** Bob Craycraft (Chair), Scott Drummey (Vice Chair), David Swenson (Selectmen's Representative), Terry Chabot (Alternate), Recording Secretary Amy Smith.

**Excused Absence:** Paul Raslavicus, Dot Veisel

**Others Present:** David Bickford, Greg Anthes, Betsey McNaughton, John Goyette

Mr. Swenson informed the Board that he had a commitment and needed to leave at 7:30 pm. Mr. Swenson asked Chair Craycraft if the agenda could be rearranged so the discussion on Impact Fees occurred prior to the Zoning Ordinance Edit discussion. Chair Craycraft agreed. Vice Chair Drummey informed Board members his wife was not feeling well and it is possible he may have to leave as well.

**Public Input:** There was no public input.

**Acceptance and Public Hearing – Russell Weldon – site plan review – change of use – seasonal water ski and activity camp to be rented at the Cove Cottages – 298 Merrymeeting Road – Tax Map 119 Lots 11 & 32.**

Chair Craycraft read a letter from Attorney Arthur Hoover, on behalf of Russell Weldon, dated 26 September 2014 requesting the hearing be recessed until 4 November 2014. **Mr. Swenson made a motion to recess the public hearing of Russell Weldon for a site plan review for a change of use for a seasonal water ski and activity camp to be rented at the Cove Cottages-298 Merrymeeting Road – Tax Map 119 Lots 11 & 32 until 4 November 2014 at 7 pm at the New Durham Town Hall. Vice-Chair Drummey seconded the motion. The motion was unanimously approved.**

**Impact Fee Update**

Chair Craycraft informed the viewing public that consultant Bruce Mayberry had been contracted to update the School Impact Fee Assessment. Mr. Mayberry provided a report to the Board and attended the 16 September 2014 Planning Board to explain his findings. Mr. Swenson stated Mr. Mayberry's findings indicated that the Impact Fee could be increased from the current amount of \$2.49/square foot of livable space to \$2.77/square foot of livable space. Mr. Swenson stated he is opposed to an increase in the Impact Fee. Mr. Swenson continued to state he feels the current Impact Fee should be reduced or eliminated as he felt it was regressive, double taxation, and a disincentive to economic development. Vice Chair Drummey stated he did not feel the Impact Fee should be eliminated and didn't believe it hurt economic development as it is not a business tax. Chair Craycraft agreed and stated it is a fee charged to help pay for the school. Brief discussion followed. Board members agreed to put

Impact Fee Update on the agenda for the 21 October 2014 meeting. Due to a prior scheduling conflict Mr. Swenson had to leave the Planning Board meeting at this time.

### **Review of Minutes**

Board members reviewed the minutes of 16 September 2014. **Vice Chair Drummey made a motion to approve the minutes of 16 September 2014 as printed. Ms. Chabot seconded the motion. The motion was unanimously approved.**

### **Review of Mail**

Board members reviewed the mail. Ms. Smith read a letter of complaint from Lisa & Jim Nicol regarding noise at the Farmington Fish & Game Club. Ms. Smith stated after she received the letter she researched the RSA's regarding shooting ranges- RSA 159-B. Ms. Smith also noted the Farmington Fish & Game Club purchased the property in New Durham in 1938 and began activities on the property in 1939. Based on review of RSA 159-B the Farmington Fish & Game Club is protected by State statute as it was in existence long before any Zoning Ordinance or Noise Ordinance was in effect in New Durham and long before the Nicols purchased their property. Ms Chabot noted she is a member of the club and feels the Farmington Fish & Game Club are conscientious of their neighbors and do try, of their own accord, to implement practices to mitigate noise. Board members asked Ms. Smith to send a letter to Mr. & Mrs. Nicol stating the Farmington Fish & Game Club is protected under State Statute and to include a copy of RSA 159-B.

### **Other Business**

Ms. Smith informed Board members Paul Zuzgo submitted corrected plans for the Hardy subdivision that were ready for signature.

Ms. Smith reminded Board members that the Planning Board budget will be presented to the Selectmen tomorrow (8 October 2014) with a scheduled time of 8:55 pm. Ms. Chabot expressed some concern for the amount of money, \$2,996.00, spent on dues for Strafford Regional Planning Commission (SRPC). Ms. Chabot stated the Town would still be able to use SRPC for a resource even if they are not a member. Ms. Chabot also noted she was told the \$62.00/ Land Use Regulations Book, which is being used as a partial justification to retain membership, is not actually an accurate number and the books were substantially cheaper. Ms. Smith stated it is probably true that SRPC pays substantially less per book than the \$62.00/book figure because they are purchasing so many of them. The \$62.00 figure is based on an individual going to the publisher's website and purchasing a book. Mr. Bickford stated he gets his Land Use Regulations book, as a State Representative, through the Office of Energy and Planning for less than \$20.00/book. Vice-Chair Drummey asked Mr. Bickford if additional books could be purchased through the Office of Energy & Planning. Mr. Bickford stated he was not sure and asked Ms. Smith to send him a reminder and he would check into it. Mr. Bickford also stated in the past the Highway Department has received services from SRPC and suggested Ms. Smith contact the Highway Department to see what services they have received.

**Zoning Ordinance Edit**

Board members reviewed suggestions made by Mr. Raslavicus' to the draft Zoning Ordinance document prepared by professional editor Elaine Planchet. Various edits were made. Board members agreed to discuss 'woodlots' and 'bunkhouses' when Mr. Raslavicus was present so he was able to explain his comments.

Board members asked Ms. Smith to check with the Tax Collector to see if 'woodlots' are taxed differently than other lots.

Board members agreed to continue the discussion on the Zoning Ordinance edit until 21 October 2014.

**At 9:58 pm Vice Chair Drummey made a motion to adjourn. Ms. Chabot seconded the motion. The motion was unanimously approved.**

Respectfully submitted,

Amy Smith  
Recording Secretary