

**MINUTES
NEW DURHAM PLANNING BOARD
4 NOVEMBER 2014**

Vice Chair Drummey called the meeting to order at 7:03 pm.

Roll Call: Bob Craycraft (Chair), Scott Drummey (Vice Chair), Paul Raslavicus, Terry Chabot (Alternate), Recording Secretary Amy Smith.

Excused Absence: Dot Veisel, David Swenson (Selectmen's Representative)

Others Present: Greg Anthes, Rudy Rosiello, David Bickford

Public Input: There was no public input.

Vice Chair Drummey designated Ms. Chabot to sit in for member Dot Veisel. Vice Chair Drummey noted Mr. Swenson is at the Elementary School (polling location) in order to comply with the Attorney General's requirements for elections.

ACCEPTANCE & 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.

Vice Chair Drummey opened the acceptance and public hearing for Russell Weldon for a site plan review for a change of use to allow a seasonal water ski and activity camp to be rented at the Cove Cottage located at 298 Merrymeeting Road, Tax Map 119 Lots 11 and 32. Ms. Smith read a letter from Atty. Arthur Hoover, on behalf of Mr. Weldon, requesting the hearing be recessed until 6 January 2015 as the application is pending action of the Zoning Board of Adjustment. **Mr. Craycraft made a motion to recess the acceptance and public hearing for Russell Weldon for a site plan review for a change of use to allow a seasonal water ski and activity camp to be rented at the Cove Cottage located at 298 Merrymeeting Road, Tax Map 119 Lots 11 and 32 until 6 January 2015 at 8 pm at the Town Hall. Ms. Chabot seconded the motion. The motion was unanimously approved.**

Zoning Ordinance Edit

Board members resumed review of suggestions made by Mr. Raslavicus to the draft Zoning Ordinance document prepared by professional editor Elaine Planchet. "Minor Commercial Use" was defined as 'a commercial use the impact of which is less than or equal to that of a single family home. For this purpose a single family home impact consists of daily water use, waste generation and sewage disposal for a 3 bedroom residential house.' "Accessory Building" was defined as 'any building that does not contain a dwelling unit(s).' Additional edits were made. Mr. Raslavicus asked if it was okay with other Board members if he met with Vice Chair Drummey to go over the edits that were made at the 7 October 2014 meeting which Mr. Raslavicus was unable to attend. Board members did not have a problem with this.

Review of Minutes

Board members reviewed the minutes of 21 October 2014. **Mr. Craycraft made a motion to approve the minutes of 21 October 2014 as printed. Ms. Chabot seconded the motion. The motion was unanimously approved.**

Review of Mail

Board members reviewed the mail.

Impact Fees

Ms. Smith informed Board members the public hearing on the proposed rate decrease for impact fees has been set up and is scheduled for 18 November 2014 at 7 pm. Ms. Smith stated Mr. Swenson suggested having Bruce Mayberry available at the public hearing. Ms. Smith stated she informed Mr. Swenson per Mr. Mayberry's contract only one meeting with the Planning Board was included and any additional meetings with the Board would be an additional cost. Ms. Smith also noted the 'Contracted Services' line has been fully expended. Vice Chair Drummey stated Mr. Mayberry prepared a report for the Board and he felt important information would be included in the report. Vice Chair Drummey also noted if there is a question that is not answered in the report, the hearing can be recessed until a later date and the question referred to Mr. Mayberry. Board members agreed. Board members asked Ms. Smith to send a memo to the Finance Officer asking for the total amount of impact fees collected to date, the total amount of impact fees expended to date, and the current amount 'on hand'. Ms. Smith asked for clarification on what figures the Board wanted, total figures since the inception of impact fees or 2014's total figures. Board members agreed they were looking for total figures since the inception of impact fees.

Copple Crown - Tax Deeded Property

Mr. Craycraft gave Board members a brief rundown regarding the Board of Selectmen's meetings on 20 October 2014 and 29 October 2014 regarding the sale of tax deeded properties in the Copple Crown Village District. Mr. Craycraft noted both the Planning Board and Conservation Commission suggested selling the lots to abutters to make their own lots more conforming but were opposed to outright sale of lots in the Copple Crown Village District due to nonconformity and steep slope issues. Mr. Craycraft noted the Selectmen voted to sell many of the lots. Mr. Bickford stated he was opposed to selling the lots in Copple Crown with the exception of one lot which already had an existing house on it. Mr. Craycraft stated he does not think many of those lots are buildable. Board members asked Ms. Smith to send an email to the Code Enforcement Officer asking him to look at the tax deeded lots in the Copple Crown Village District for buildability and road infrastructure.

Budget

Mr. Craycraft informed Board members that he did not think he would be able to attend the Budget Committee meeting on 5 November 2014 when they will be discussing the Planning Board's budget due to a work commitment. Vice Chair Drummey agreed to attend if Mr. Craycraft was unable to make the Budget Committee meeting. Board members asked Ms. Smith to contact the Highway Department to get an estimate of how much service they receive from

Strafford Regional Planning Commission (SRPC) and if there is an alternative source for the services SRPC provides them if the Planning Board agrees not to renew SRPC's contract.

At 10:05 pm Ms. Chabot made a motion to adjourn. Mr. Raslavicus seconded the motion. The motion was unanimously approved.

Respectfully submitted,

Amy Smith
Recording Secretary