

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

Vice Chair Drummey called the meeting to order at 7:07 pm.

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

**Excused Absence:** Dot Veisel

**Others Present:** David Bickford, Greg Anthes, Rudy Rosiello, Terry Jarvis

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

**Impact Fee Update**

Mr. Swenson stated at the 7 October 2014 Planning Board meeting Impact Fees were briefly discussed and the discussion was scheduled to continue at tonight's meeting. Mr. Swenson also noted Bruce Mayberry was contracted to update the School Impact Fee Assessment and attended the 16 September 2014 Planning Board meeting to explain his findings. Mr. Swenson noted Mr. Mayberry's recommendation is to increase the current impact fee rate of \$2.49/ square foot to \$2.77/square foot. Mr. Swenson reiterated what he stated at the 7 October 2014 meeting that he felt the Impact Fees are regressive, double taxation, and a disincentive to economic development. Mr. Swenson also noted the study prepared by Mr. Mayberry excluded water front properties but water front properties are not excluded from the Impact Fee.

Ms. Jarvis stated she cannot see any justification in an increase to the Impact Fee since it is only going toward the school. Ms. Jarvis stated if the Impact Fee were enacted on other services she may have a different opinion. Mr. Rosiello stated he is opposed to Impact Fees and does not believe it encourages economic growth. Vice Chair Drummey stated he did not believe an increase in housing is an economic benefit and Impact Fees are not assessed on businesses. Mr. Bickford stated he is not in favor of repealing Impact Fees at this time. Contentious discussion followed including some misinformation from audience members regarding what is and what is not subject to the Impact Fee. Ms. Smith read item 3 of the Impact Fee Regulations, dated 16 February 2011, stating exactly what is subject to Impact Fees per the regulations.

Vice Chair Drummey appointed Ms. Chabot to sit in as a voting member.

**Mr. Craycraft made a motion to discontinue collection of the school Impact Fee. Mr. Swenson seconded the motion.**

Mr. Craycraft noted he disagreed with the statement and made the motion to move on with the meeting.

**The motion failed with two affirmative votes (Swenson, Chabot) and three negative votes (Raslavicus, Craycraft, Drummey).**

Board members next discussed the Impact Fee rate. Vice Chair Drummey noted Mr. Mayberry's report gave a range of \$2.77 - \$3.09/ square foot. The average of that number is \$2.93. Mr. Drummey suggested using 80% of \$2.93 which calculates to \$2.34. Ms. Chabot questioned why the Board is using 80% of \$2.93 as opposed to using 80% of the current rate of \$2.49. Mr. Craycraft noted the Board contracted Mr. Mayberry to do a study and come up with figures so it would make sense to use his numbers.

**Vice Chair Drummey made a motion to decrease the rate of the school Impact Fee from \$2.49/ square foot to \$2.34/ square foot. Mr. Craycraft seconded the motion. The motion was approved with three affirmative votes (Drummey, Chabot, Craycraft) and two negative votes (Raslavicus, Swenson).**

Vice Chair Drummey asked Ms. Smith to set up a public hearing on the proposed change to the Impact Fee Regulations.

### **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. Edits were made. "Duplex" was defined as 'two dwelling units attached by a common wall, excluding accessory dwelling units'. Board members asked Ms. Smith to check if there are State regulations for lot size requirements for multi family dwelling units. Also to check with New Hampshire Municipal Association (NHMA) on proposed wording of VII.A.3. (3) 'Density Control' for Multi Family Developments. Board members discussed prohibiting multi-family development on North Shore Road and South Shore Road. Board members agreed to come back to this item and continue discussing the Zoning Ordinance Edit at their 4 November 2014 meeting.

Mr. Swenson asked Ms. Smith to check the deadlines for putting warrant articles on the ballot under SB2.

### **Review of Minutes**

Board members reviewed the minutes of 7 October 2014. Mr. Swenson suggested, on page 2, first sentence, deleting 'as Mr. Swenson needed to leave.' and adding 'Due to a prior scheduling conflict Mr. Swenson had to leave the Planning Board meeting at this time.' **Mr. Craycraft made a motion to approve the minutes of 7 October 2014 as amended. Ms. Chabot seconded the motion. The motion was approved with three affirmative votes (Chabot, Craycraft, Drummey) and two abstentions (Raslavicus, Swenson).**

### **Review of Mail**

Board members reviewed the mail including a survey prepared for Gregory and Mary Poston, Tax Map 109, Lot 30. Ms. Smith noted this survey is for informational purposes only, per RSA 676:18 IV prior to recording at the Registry of Deeds the surveyor needs to provide a copy to the Town's Planning Board.

**Other Business**

Ms. Smith stated she heard from Ms. Chabot and Vice Chair Drummey regarding the webinar ‘Landscaping at the Water’s Edge: An Ecological Approach’ and asked if any other member wished to participate to let her know so she could register them.

**At 10:02 pm Mr. Craycraft made a motion to adjourn. Ms. Chabot seconded the motion. The motion was unanimously approved.**

Respectfully Submitted,

Amy Smith  
Recording Secretary