

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

Chair Craycraft called the meeting to order at 7:05 pm.

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

Excused Absences: Craig Groom, David Swenson, Cameron Quigley

Others Present: Videographer Jim Ladd, resident David Bickford.

Public Input: There was no public input.

Chair Craycraft informed the audience and viewing public that Mr. Swenson was unable to attend tonight's meeting and since he is a Selectmen's Representative Ms. Chabot could not be designated to sit in for him.

PUBLIC HEARING – PROPOSED ZONING AMENDMENTS

Chair Craycraft opened the public hearing for the proposed zoning amendments. Chair Craycraft noted there are two proposed changes and read the first amendment, to Article XXIII Table 7, for the audience and viewing public. Chair Craycraft noted this amendment is a 'housekeeping' issue as many of the dates in the chart are outdated. Chair Craycraft stated the amendment also includes links to websites where information can be viewed. Vice-Chair Drummey suggested adding 'Land Use Office' under the comment section for three of the items. Chair Craycraft asked audience member David Bickford if he had any input on the first amendment. Mr. Bickford stated he did not. **Vice-Chair Drummey made a motion to approve Article 2 Amendment #1 for the Town ballot. Ms. Veisel seconded the motion. The motion was unanimously approved.**

Chair Craycraft next read amendment two regarding Article IV-B-8. Mr. Raslavicus questioned the necessity of the last line in the current regulation- "*The size and contour of the lot must be such that the sanitary requirements of the State of New Hampshire and the Town of New Durham can be complied with.*" Mr. Raslavicus noted it is stated earlier in the regulations that houses and camps can't be built on the lot so why would an applicant need to show the lot meets sanitary requirements. Mr. Bickford agreed. Discussion followed. Chair Craycraft gave a brief history on the origin, and in some cases abuse, of the 'woodlot' ordinance. Mr. Bickford suggested changing 'agricultural products' to "and/or for agriculture". Board members did not have a problem with Mr. Bickford's change but felt the Board should get the opinion of Town Counsel prior to the removal of the last sentence of the current regulation. Chair Craycraft asked Ms. Smith to contact the Town Attorney to get his opinion. **Vice-Chair Drummey made a motion to recess the public hearing on the proposed zoning amendments until 4 February 2014 at 7 pm at the New Durham Library. Ms. Veisel seconded the motion. The motion was unanimously approved.**

Kodiak Woods – Letter Retracting Request to Extend Active & Substantial Development

Chair Craycraft read a letter from Brian Crossan retracting his previous request for an extension to the ‘active and substantial’ deadline for the Kodiak Woods subdivision. Chair Craycraft noted this particular subdivision was a challenging subdivision as it was the first Conservation Subdivision in the Town of New Durham. Chair Craycraft also noted he was glad Mr. Crossan acknowledged the Board worked with him on the subdivision over the years but did not agree that the Board treated Mr. Crossan as an ‘outsider’ as the letter states. Mr. Raslavicus questioned the procedure for dissolving the subdivision. Board members reviewed the State RSA’s regarding revocation of a recorded plan. Ms. Smith noted Mr. Crossan’s letter is not requesting the subdivision get revoked but a retraction of his previous letter requesting an extension of the ‘active & substantial’ development deadline. Board members asked Ms. Smith to contact the Local Government Center (LGC) to get their opinion on revocation procedure and once the LGC opinion is received to contact the Town Attorney with the information to be sure he concurs.

Site Plan Review Regulations – edit

Board members continued to review the draft document prepared by professional planner Elaine Planchet dated 19 November 2013. The draft being reviewed included suggestions made by Mr. Raslavicus and the edits made by Ms. Smith which incorporated the Board’s suggested changes from the 3 December 2013 and 7 January 2014 meetings. More edits were made to the document including the addition of a definition for “Mixed Use Subdivision”. Board members agreed to send the revised document up to and including Section VI to Ms. Planchet.

Official Zoning Map – SRPC

Board members reviewed the zoning map prepared by Strafford Regional Planning Commission. Ms. Smith noted she passed on the Board’s previous comment regarding making sure land further than 1200’ back from the centerline, for lots in the “Town Center District”, is not shown as part of the ‘Town Center District’ on the zoning map. Ms. Smith asked Board members if they had any more comments for SRPC regarding the map. There were none. Board members asked Ms. Smith to request two large paper copies of the revised zoning map.

Master Plan Discussion

Ms. Veisel suggested waiting until the Spring to work on the ‘Transportation’ section of the Master Plan as the Town’s Highway Department is currently very busy dealing with the winter weather and it’s adverse effects on the roads.

Review of Minutes

Board members reviewed the minutes of 7 January 2014. Mr. Raslavicus suggested on Page 3, 2nd line under ‘Review of Minutes’, inserting “Board members agreed Mr. Swenson’s statement accurately reflected what transpired.” **Mr. Raslavicus made a motion to approve the minutes of 7 January 2014 as amended. Vice-Chair Drummey seconded the motion. The motion was unanimously approved.**

Review of Mail

Board members reviewed the mail.

Lighting and Ridgelines

Mr. Raslavicus stated at a previous Planning Board meeting the Code Enforcement Officer stated, he felt, the proposed regulations were unenforceable. Mr. Raslavicus continued to state he does not feel the regulations are unnecessary and noted they have an educational value. Mr. Raslavicus gave several examples of not easily enforced regulations that because they are regulations have educated people to make better choices. Mr. Raslavicus urged Board members to hold a public hearing on both the proposed Lighting and Ridgelines regulations. Ms. Veisel thanked Mr. Raslavicus for his hard work on the regulations but was concerned with over regulating. Ms. Veisel also stated she thinks it is very important to conserve the Town's natural resources. Ms. Veisel suggested instead of broad regulations which would apply to the entire Town concentrating on the area of most concern. Board members agreed to look into the creation of a 'Watershed Overlay District'.

At 10:15 pm Vice-Chair Drummey made a motion to adjourn. Mr. Raslavicus seconded the motion. The motion was unanimously approved.

Respectfully submitted,

Amy Smith
Recording Secretary