

**MINUTES
NEW DURHAM PLANNING BOARD
6 JANUARY 2015**

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

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

Others Present: Greg Anthes, David Bickford

Public Input: Mr. Anthes wished everyone a Happy New Year.

Public Hearing - Comprehensive Amendment to the Zoning Ordinance

Acting Chair Drummey opened the public hearing on the comprehensive amendment to the Zoning Ordinance. Acting Chair Drummey noted some of the proposed changes to the Ordinance are editorial in nature while others are substantive. Acting Chair Drummey read the proposed Warrant Article for the ballot as prepared by Town Attorney Justin Richardson which highlighted the sections of the Zoning Ordinance where substantive changes were made.

Mr. Bickford questioned the reduction in the size requirement for wood lots. Mr. Raslavicus noted the 10 acre minimum lot size for wood lots has been removed and any size lot can be used as a wood lot. Mr. Bickford stated he believes the original requirement of 10 acres was used as it coincided with State Current Use requirements. Mr. Bickford questioned if this means he could put a small non-conforming lot into wood lot status. Acting Chair Drummey stated he could. Ms. Smith noted the proposed Ordinance change would allow the lot to go into wood lot status, however, in order to come out of wood lot status the lot would need to meet the current minimum frontage requirements for a buildable lot. Ms. Smith noted the process for removing a lot from wood lot status is found in the Town's Subdivision Regulations, Attachment 2 "Release of Woodlot Process".

Some typos were corrected. Mr. Raslavicus had a list of 8 questions/concerns regarding the proposed amendment. Board members reviewed each of the concerns and found the Zoning Ordinance document as presented was satisfactory (minus the typos).

Mr. Bickford asked if the Board planned on giving a more detailed explanation on the proposed changes other than the brief description the Town Attorney drafted for the Warrant. Mr. Swenson noted the Board of Selectmen plan on putting out a 'Voter Information Guide'. Mr. Swenson noted on the back of the handout that lists the wording for the Warrant there is proposed wording for the Voter Information Guide pertaining to the proposed amendment to the Zoning Ordinance changes. Mr. Swenson asked Board members to look it over for discussion at the 20 January 2015 Planning Board meeting. Board members agreed to look over the wording.

Acting Chair Drummey asked if there was any more public input. There was none. Acting Chair Drummey closed the public input portion of the hearing. Acting Chair Drummey stated there

were no substantive changes made to the proposed amendment to the Zoning Ordinance as a result of the Public Hearing. Board members agreed.

Ms. Veisel made a motion the Planning Board accept the comprehensive amendment to the Zoning and Land Use Ordinance as presented, with the minor grammatical and typographical errors corrected, and place it on the 2015 ballot. Mr. Craycraft seconded the motion. The motion was unanimously approved.

Ms. Veisel thanked Mr. Raslavicus and Acting Chair Drummey for all the hard work and effort they put into the project.

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

At 8:15 pm Acting 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 Cottages located at 298 Merrymeeting Road, Tax Map 119 Lots 11 & 32. Ms. Smith read a letter from Atty. Arthur Hoover, on behalf of Mr. Weldon, requesting the hearing be recessed until March 2015 as the application is pending action of the Zoning Board of Adjustment. **Mr. Swenson 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 Cottages located at 298 Merrymeeting Road, Tax Map 119 Lots 11 and 32 until 3 March 2015 at 7 pm at the Town Hall. Mr. Craycraft seconded the motion.** Mr. Swenson questioned if the meeting should be held at the Fire Department Community Room instead. Acting Chair Drummey asked Ms. Smith to reserve the Fire Department Community Room just in case there is a large crowd but felt the motion to recess the acceptance and public hearing to the Town Hall was fine. **The motion was unanimously approved.**

Review of Minutes

Board members reviewed the minutes of 16 December 2014. **Mr. Craycraft made a motion to approve the minutes of 16 December 2014 as written. Mr. Swenson seconded the motion. The motion was approved with four affirmative votes (Craycraft, Drummey, Raslavicus, Swenson) and one abstention (Veisel).**

Review of Mail

Board members reviewed the mail including a Wetlands Permit application from Peter and Karen Spohn and a letter regarding a course on Planning and Zoning Laws held at the Concord Technical Institute in March and April. Acting Chair Drummey stated he may be interested in the course. Board members noted there is money in the budget for Training/Workshops. Acting Chair Drummey asked Ms. Smith to contact the firm who is presenting the course to find out the registration deadline.

Other Business - SRPC Representative

Ms. Veisel stated she wanted to clear up any confusion regarding her status as a Strafford Regional Planning Commission (SRPC) Representative. Ms. Veisel noted she has not been New Durham's Representative to SRPC for some time. Board members stated they were aware of this. Ms. Smith stated she saw the letter in the Baysider regarding Ms. Veisel's status as New Durham's SRPC Representative. Ms. Smith stated she remembered at some point in 2013, Ms. Veisel noted at a Planning Board meeting that she was no longer New Durham's SRPC Representative but she was still receiving calls from people who thought she was. Ms. Smith stated she researched the minutes and e-mailed a copy of the 3 September 2013 Planning Board minutes to the Town Administrator where Ms. Veisel clearly states she is no longer New Durham's SRPC Representative. Ms. Chabot stated she thinks SRPC has finally straightened things out and are now recognizing her as New Durham's SRPC Representative.

At 8:55 pm Mr. Craycraft made a motion to adjourn. Mr. Raslavicus seconded the motion. The motion was unanimously approved.

Respectfully submitted,

Amy Smith
Recording Secretary