

**MINUTES  
NEW DURHAM PLANNING BOARD  
21 APRIL 2015**

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

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

**Others Present:** Videographer Corky Mork, David Swenson.

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

**Rules of Procedure Update**

Board members reviewed the proposed changes made to the Rules of Procedure document by Ms. Smith. Additional edits were made. Board members agreed to the proposed changes to the document. Ms. Smith will update the document incorporating the Board's changes. Chair Drummey asked Ms. Smith to put the Rules of Procedure update on the agenda for the 5 May 2015 meeting.

Chair Drummey designated Ms. Veisel to sit in as a voting member.

**Review of Minutes**

Board members reviewed the minutes of 7 April 2015.

**Vice Chair Craycraft made a motion to approve the minutes of 7 April 2015 as printed. Ms. Chabot seconded the motion. The motion was unanimously approved.**

**Review of Mail**

Board members reviewed the mail.

**Lake Winnepesaukee Golf Club**

Ms. Smith stated she received an e-mail from Steve Hale of the Lake Winnepesaukee Golf Club regarding the installation of tennis courts for members of the club to use. Mr. Hale stated in his e-mail he spoke with the interim Code Enforcement Officer Dennis Roseberry who suggested he forward the information to her. Ms. Smith stated she was not sure if the addition of tennis courts triggered a site plan review so she forwarded Mr. Hale's e-mail to both Chair Drummey and Vice Chair Craycraft. Both Chair Drummey and Vice Chair Craycraft felt a site plan review would be triggered. Ms. Smith stated she spoke with Mr. Hale and informed him a site plan review would be required. Ms. Smith stated Friday afternoon, after the agenda was posted, she received another e-mail from Mr. Hale looking for the reason a site plan review would be required. Board members reviewed the sketch and narrative attached to Mr. Hale's e-mail. Board members felt the addition would be a substantive change. Chair Drummey read Article V Section A-2 of the Site Plan Review regulations which states, "Site Plans Required - Plans shall be submitted for Planning Board review by any applicant seeking new, altered expanded, or

converted use or dimension of - 2. A non-residential site or structure". Vice Chair Craycraft noted a conditional use permit may also be required as the Stormwater Management and Erosion Control Regulations and Article XVII ' Stormwater Management and Erosion Control' of the Zoning Ordinance may also be triggered.

### **Planning Board Vacancy**

Chair Drummey stated he has spoken to alternate member Dot Veisel about possibly filling in the regular member seat recently vacated by Paul Raslavicus. Chair Drummey stated Ms. Veisel is willing to fill the seat until the March 2016 Town Election. Chair Drummey asked Board members if they wished to wait another two weeks to see if anyone shows any interest in the vacancy or if the Board would like to appoint Ms. Veisel to fill the vacancy. Vice Chair Craycraft stated he felt it would be better to appoint Ms. Veisel as a full member and if anyone shows interest in serving on the Board they can start as an Alternate member. Board members agreed this was a good idea.

**Ms. Chabot made a motion to appoint Dot Veisel as a full member of the Planning Board, to fill the vacancy left by Paul Raslavicus, until the March 2016 Town Election. Mr. Anthes seconded the motion. The motion was approved with four affirmative votes (Anthes, Chabot, Craycraft, Drummey) and one abstention (Veisel).**

Ms. Smith stated she will type up Ms. Veisel's appointment form for the Board to sign at the 5 May 2015 meeting. Ms. Veisel will be able to take the Oath of Office before the Town Clerk that night as the Clerk's Office is open until 7 pm on Tuesdays.

### **CIP Committee**

Chair Drummey stated the Board needs to appoint a Planning Board representative to the CIP Committee. Chair Drummey stated Ms. Chabot expressed interest in serving as the Board's Representative on the CIP Committee.

**Chair Drummey made a motion to appoint Ms. Chabot as the Planning Board's Representative to the CIP Committee. Vice Chair Craycraft seconded the motion. The motion was approved with four affirmative votes (Anthes, Craycraft, Drummey, Veisel) and one abstention (Chabot).**

### **Tax Deeded Properties**

Mr. Anthes stated the Board of Selectmen are still working on the tax deeded properties. Mr. Anthes stated he passed on the recommendations of both the Planning Board and Conservation Commission to the Board of Selectmen. Chair Drummey stated he does not believe any non-conforming lot should be sold to the general public at auction. Chair Drummey stated he believes this is a bad idea. Mr. Anthes stated he thinks there should be some time allowed between the 'first phase' and then the Selectmen should approach the sale of the non-conforming lots to abutters again. Vice Chair Craycraft noted when the Cople Crown subdivision was originally done it was never meant to be for year round residences but only for seasonal use during the ski season. Ms. Chabot stated there are people who currently own property at Cople Crown that are trying to sell and it would be unfair to them to put the tax deeded properties up for sale as it would bring their property value down.

Mr. Anthes stated when a tax deeded property comes before the Selectmen, he will bring the lot in question to the Planning Board for a determination if the lot is conforming or non-conforming, buildable or non-buildable. Ms. Smith stated it is fairly simple to determine if a lot is conforming or non-conforming, however, it is not as simple to determine if a lot is buildable. Factors such as slope and wetlands have an impact on whether a lot is buildable pursuant to the Town's regulations. Ms. Smith continued to state if the lot in question was part of a recent subdivision where it was proven to the Town to be a buildable lot by a licensed land surveyor, wetland scientist or soil scientist then it can be said the lot is buildable. If not, how can the Town state something is buildable unless they are willing to go through the expense of proving the lot is buildable by hiring various professionals to prove that it is.

**At 8:25 pm Vice Chair Craycraft made a motion to adjourn. Ms. Veisel seconded the motion. The motion was unanimously approved.**

Respectfully submitted,

Amy Smith  
Recording Secretary