

**MINUTES  
NEW DURHAM PLANNING BOARD  
4 AUGUST 2015**

Chair Drummey called the meeting to order at 7:01 pm.

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

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

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

**Lake Winnepesaukee Golf Course**

David Przybylski, General Manager of the Lake Winnepesaukee Golf Course stepped forward for advice. Mr. Przybylski stated the golf course property is approximately 600 acres and they would like to install 3 tennis courts on the former 18<sup>th</sup> hole. Mr. Przybylski stated the courts will be a stone base, then gravel, then a 'har-tru' surface. Mr. Przybylski stated there will be fencing around the courts to keep the balls contained and a small shed will be constructed for maintenance equipment. Mr. Przybylski further stated the courts will not be lit. Mr. Przybylski noted the area does not contain wetlands or steep slopes.

Mr. Przybylski stated the golf course used to have tennis courts on it years ago but they were removed. Mr. Przybylski noted the three proposed courts are in a different location than the original courts. Ms. Veisel stated she can verify that the golf course used to have tennis courts as her son was the general manager of the golf course years ago.

Board members discussed whether or not a site plan review was required for the installation of the courts. Ms. Smith questioned if a site plan review was necessary as tennis courts were part of the original site plan. Board members asked Ms. Smith to e-mail the Code Enforcement Officer (CEO) to get his determination on whether or not a site plan review would be required for the installation of the tennis courts.

Board members next discussed storm water management. Vice Chair Craycraft stated a conditional use permit for storm water management would be required. Vice Chair Craycraft referred to the chart found in the Stormwater Management & Erosion Control Regulations and informed Mr. Przybylski that the amount of soil that is disturbed would determine whether the CEO could issue the conditional use permit or whether a public hearing held by the Planning Board would be required. Ms. Smith made a copy of the chart for Mr. Przybylski and advised him the full text of the Zoning Ordinance and Storm Water Management & Erosion Control Regulations are available online. Mr. Przybylski thanked the Board for their time.

**Review of Minutes**

Board members reviewed the minutes of 21 July 2015. Chair Drummey noted a typo on page 2, first paragraph, second line, the word 'had' should be 'has'. Chair Drummey also noted missing commas in three locations on page 2.

**Mr. Anthes made a motion to approve the minutes of 21 July 2015 as amended. Ms. Chabot seconded the motion. The motion was approved with three affirmative votes (Anthes, Chabot, Drummey) and two abstentions (Craycraft, Veisel).**

**Review of Mail**

There was no mail.

**Memo to Selectmen Regarding Structural Changes**

Chair Drummey asked Board members how they felt regarding the Planning Board sending a memo to the Board of Selectmen stating it is the opinion of the Planning Board that structural changes to the Town should be voted on by the people at Town Meeting and not at the Board of Selectmen level. Ms. Smith suggested the wording 'proposed changes that affect function, administration, or services a department provides should be voted upon at Town Meeting'. Mr. Anthes was opposed to the idea and stated he felt this defeats the purpose of the Town Administrator and Board of Selectmen. Lengthy discussion followed. Chair Drummey suggested the Board hold off on the memo for now.

**At 8:35 pm Ms. Veisel made a motion to adjourn. Vice Chair Craycraft seconded the motion. The motion was unanimously approved.**

Respectfully submitted,

Amy Smith  
Recording Secretary