

New Durham Planning Board Meeting

December 6, 2016

Approved

NEW DURHAM PLANNING BOARD

New Durham Town Hall

December 6, 2016, 7:00p.m.

Present

Scott Drummey, Chairman

Bob Craycraft, Vice Chairman

David Swenson, Selectmen's Representative

Dot Veisel, Member

Terry Chabot, Member

Jeff Allard, Alternate

Also Present:

Laura Zuzgo, Administrative Assistant

Jim Daley

Tom Varney, PE

David Bickford

Over 100 citizens from New Durham, Wolfeboro, and surrounding towns

Call to Order

Chair Drummey called the meeting to order at 7:00p.m.

Public Input

None.

Conditional Use Application- Penny Williams

A request was received from the applicant to postpone until February 21, 2017 meeting. It was noted they have a new engineer and they are still working on completing the work.

Mr. Craycraft made a motion to approve postponing the hearing with the condition that they re-notify all the abutters. Mr. Swenson seconded the motion. Motion passed, 5-0-0.

Boundary Line Application - Solon Realty Company

The applicant presented the paperwork for review by the Board. The maps and information was reviewed and discussed. It was clarified the line adjustment is between two pieces of property and affects no abutters.

Mr. Craycraft made a motion to accept the application as complete. Mr. Swenson seconded the motion. Motion passed, 5-0-0.

No comments received from the public.

Mr. Craycraft made a motion to approve the boundary line adjustment as proposed, Lot 257-12 and 257-40. Ms. Veisel seconded the motion. Motion passed, 5-0-0.

Green Oak Realty Excavation Application

The application was reviewed and information verified for completion. Chair Drummey asked if there is any information on whether the excavation will affect land values of abutters or change the character of the neighborhood. Mr. Varney replied there is no data available. Chair Drummey asked if the excavation could accelerate the deterioration of highways or create safety hazards. Mr. Varney stated he has no research at this time but is prepared to discuss it. Ms. Zuzgo stated this has been reviewed by the Conservation Committee. Individuals of the public stated the plan presented was not the same. Chair Drummey stated this information is necessary before further action. Mr. Craycraft stated there appears to be a need for a developmental regional impact in accordance with RSA 36:55 due to various factors noted in the application. Mr. Swenson stated they need to follow due process and explained the additional RSA's they need to consider. Mr. Craycraft explained they need to determine whether a regional impact plan is needed before the application can be approved and public comment can't be accepted at this point.

Mr. Craycraft made a motion in accordance with RSA 36:55 to declare this application as a development of regional impact based on the proximity to the borders of neighboring communities, transportation networks such as Kings Highway, anticipated emissions such as light, noise, smoke odors or particles and the proximity to aquifers or waterways that transcend municipal boundaries. Ms. Chabot seconded the motion. Motion passed, 5-0-0.

Chair Drummey stated they would not be accepting the application at this point and will be notifying the Regional Planning Commission and appropriate municipalities with a meeting most likely scheduled in January.

Chair Drummey made a motion to continue the acceptance review hearing of the Green Oak excavation application to January 3, 2017. Mr. Craycraft seconded the motion. Motion passed, 5-0-0.

Recess while room was cleared.

Approval of Minutes

Meeting of October 18, 2016 – Minutes were reviewed and amended.

Mr. Craycraft made a motion to accept the minutes as amended. Ms. Veisel seconded the motion. Motion passed, 5-0-0.

Meeting of November 1, 2016 – Minutes were reviewed and amended.

Mr. Craycraft made a motion to accept the minutes as amended. Ms. Chabot seconded the motion. Motion passed, 5-0-0.

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Meeting of November 15, 2016 – Minutes were reviewed and amended.

Ms. Veisel made a motion to accept the minutes as amended. Mr. Swenson seconded the motion. Motion passed, 4-0-1. Mr. Craycraft abstained due to absence from the meeting.

Mail/Correspondence

An application for wetland permit was received dated October 6, 2016. Ms. Zuzgo confirmed it was just received. The application was reviewed.

CIP Review

Mr. Swenson stated he added the information from Town Administrator Kinmond and summary was reviewed. Chair Drummey stated they still need to make a final approval or disapproval of the plan submitted by CIP.

Mr. Swenson made a motion to accept the CIP report. Mr. Craycraft seconded the motion. Discussion: Mr. Swenson explained the CIP report as submitted wasn't clear about what funds were to be expended and what funds were for reserve funds. There was further discussion of the plan. He explained he developed a spreadsheet summary of the funding with Planning Board edits and this was reviewed.

Mr. Craycraft made a motion to accept the CIP report with the funding levels as outlined on the spreadsheet. Ms. Veisel seconded the motion. Motion passed, 5-0-0.

Watershed Overlay District

Mr. Allard stated there were now two potential proposals and these were presented for review. He explained the differences and the Board reviewed the proposals. Further clarification for the buffer and cut lines was provided along with timber cutting guidelines for house lots or timber lots. Chair Drummey stated this is probably the most restrictive ordinance he has seen come through but he sees the land use value to it as well. There was discussion about the intent of the proposed ordinance. Comments were heard from members of the public. There was concurrence by the Board to move forward with final edits to the 12-acre proposal.

Master Plan Review

Mr. Swenson stated the final section (Town Appearance and Character) of the Master Plan needs to be completed and stated comments and suggested changes should be brought to the next meeting. He stated they also need to develop the Demographics narrative.

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Other

Mr. Craycraft suggested getting information on the website in regards to the gravel excavation permit in order to save time and make information more readily available to the public. The Board asked Ms. Zuzgo to gather the information.

Adjourn

Mr. Swenson made a motion to adjourn. Mr. Craycraft seconded the motion.

Motion passed, 5-0-0.

The meeting was adjourned at 9:45p.m.

Respectfully Submitted,

Jennifer Riel, Recording Secretary