

**New Durham Planning Board
Minutes
May 3, 2016**

Call to Order: Chairman Scott Drummey called the meeting to order at 7:04 pm.

Roll Call: Scott Drummey (Chairman), Bob Craycraft (Vice-Chairman), Dot Veisel, Theresa Chabot, David Swenson (Selectmen's Representative)

Recorder: Mellisa Seamans

Public Comment: None

Release of Woodlot Status

- Request from property owner to remove parcel (Map 240 Lot 037) on Penny Lane from woodlot status

Atty. Arthur Hoover presented on behalf of the requestors Scott & Penny Williams.

Atty. Hoover said the "woodlot status" is an interesting concept and that New Durham is the only town in the state with a woodlot ordinance. The process, he said, "is a little awkward at times".

Atty. Hoover said the the sole purpose of this request is to ask for the woodlot designation to be lifted so it does not create a title impediment and an inability to do certain things with the property. He read an excerpt from the New Durham Planning Board Decision of August 6, 2002, "**The remainder of land is to be designated a woodlot with the understanding that the woodlot designation would be removed at such time that topography and test pitting was done to demonstrate the lot meets current minimum lot size requirements.**"

Mr. Williams has obtained a driveway permit to access the lot.

Mr. Craycraft said there was a concern in the past about this lot. He said the planning board never got back information regarding "disconnects in contour lines" resulting from using aerial photography for digital mapping of the lot.

Mr. Craycraft strongly requested that a site walk of this lot be conducted prior to any decision about removing woodlot status. He said the stormwater management ordinance, steep slopes ordinance need to be considered and he is "uncomfortable going forward without a site walk" and noting any conditions that might be put on the approval. Mr. Craycraft said there is "some weird stuff that happens" and he wants to make sure the planning board does this properly.

Mr. Swenson suggested that conformance with the requirements of the zoning ordinance come at the next step when the property owner applies for a building permit.

There was discussion about whether or not the planning board has the authority to put conditions on the approval or if the concerns merely become part of the building permit process when, and if, one is applied for.

There was discussion about the term “current” in the August 6, 2002 planning board decision and whether it meant current 2002 requirements or current at the time the owner wishes to take the property out of woodlot status.

Concern was raised that once this lot is no longer classified as a woodlot, what the planning board will classify it as. Ms. Seamans suggested that would be an assessing matter.

Mr. Drummey suggested that, as a condition of approval for removing the lot from woodlot status, it could be noted that the removal does not certify the lot as buildable. He said every other time the planning board has transferred a lot out of woodlot status the property owner has brought in a plan showing the location of the septic, driveway, and buildings.

Mr. Drummey asked Mr. Williams “what is the legal reason you want it removed if you don’t want to go forward with a build?” Atty. Hoover reiterated that the sole purpose for coming to the board is to have the woodlot status removed. He said the lot plan is currently stamped woodlot.

Mr. Williams said he is not going to “pin down” where a potential buyer may want to build on the lot. He said that this is merely a compliance meeting and “we have complied”.

Ms. Veisel suggested that a condition could be placed that a future builder would have to get planning board approval of their building permit.

A site walk was scheduled for Thursday, May 5 at 6 p.m.

This matter will be brought forth next at the May 17 planning board meeting.

Approval of Minutes

MOTION: “To approve the April 19 meeting minutes as amended” by Ms. Veisel, 2nd Mr. Craycraft. Motion passed 5-0.

Amendment 1 of 3:

#8 under ‘Planning Board Goals’ regarding camper trailers was moved under the heading Mail/Correspondence and “The board reviewed the section in questione~~d~~, ...

Amendment 2 of 3:

Master Plan Update

*Board members were assigned **to lead or facilitate the development of** sections of the Master Plan.*

Amendment 3 of 3:

*...presentation during the town deliberative session **2017**.*

Mail & Correspondence

A notice of a FEMA presentation on risk mapping was received. This will be held at New Durham Fire Station May 6 at 2 p.m.

Presentation

Mr. Swenson presented a slideshow he created - a roadmap to the Master Plan Update process. He will forward a copy of the presentation to the Land Use Office.

Master Plan Update

There was discussion about making the Master Plan easier to read, more succinct and to the point; and that three or pages will suffice.

Ms. Chabot pointed to the Chichester community survey that is available online as a way to gather citizen input.

Ms. Seamans will gather New Durham demographic information and forward to members prior to the May 17 meeting.

June 22 was discussed as the first Master Plan Community Forum. The "Transportation" chapter will be the focus. The forum will be advertised on the website, in the newspaper, and town officials and local business owners will be personally invited.

Capital Improvement Committee

MOTION: "To appoint Dot Veisel as planning board representative to the New Durham Capital Improvement Committee" by Mr. Drummey, 2nd Mr. Craycraft passed 4-0-1 with Ms. Veisel abstaining.

Meeting adjourned at 9:00 p.m.