

**New Durham Planning Board  
Minutes  
June 21, 2016**

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

**Roll Call:** Scott Drummey (Chairman), Dot Veisel, Theresa Chabot, David Swenson (Selectmen's Representative)

**Absent:** Bob Craycraft (Vice-Chairman)

**Recorder:** Jennifer Nadeau

**Public Comment:** None

**Old Business:**

Notice of Decision, Woodlot Status Change, Map 240, Lot 37. Chairman Drummey stated that the three conditions that the Planning Board had previously agreed upon (1. Obtain a conditional use permit, 2. Comply with Stormwater Management and Erosion Control ordinances 3. Planning board approval of site plan) are listed on this Notice and it will not be filed with the Registry until all conditions have been met. He asked the Board if they thought he should sign it currently. Selectman Swenson stated that this was just recognizing the action of the Planning Board and there should be no issue signing as the property owner will be held to the requirements. Chair Drummey signed the Notice of Decision.

**New Business:**

Town of Middleton Gravel Pit: Map 219, Lot 12

Town of Middleton Selectmen, Joe Bailey, presented property maps of the Middleton gravel pit. He noted that a recent survey was done of the property lines and it was found that the neighboring property owner's driveway had been built on the gravel pit marker. To address this properly and correct any future issues that may arise, the Town of Middleton has agreed to process a lot line adjustment that will move the property line in by 12 feet to 15 feet and give the neighbor the land in question. He was merely letting the Board know that they are in full agreement with this decision and will be moving forward with the changes.

Jenkins Road possible subdivision: Map 264, Lot 15

Mr. Steve Souza came to present the Planning Board with a possible subdivision of his lot on Jenkins Road. He stated that he was previously in front of the Board of Selectmen regarding a Driveway Permit which was denied because it was past the 600' limit of the Class VI Road requirements. Mr. Souza suggested that he use a common driveway access from the existing driveway and have a Right of Way added to the property. He presented a proposed map showing Right of Way and explained

that he had spoken to the DPW Director and would not need another driveway permit for this option. Selectman Swenson asked Mr. Souza if he has reviewed the regulations. Mr. Souza responded that he has and will have enough road frontage for each lot, the lots will be large enough for building. He understands that it is not the norm to build on a Class VI Road. There was a discussion on a seasonal stream that runs through the land and Mr. Souza did say that he was aware of the location and will have a surveyor find the appropriate spot for a building site based on their recommendation. There was discussion on any steep slopes on the property and Mr. Souza said that the grade was roughly 2%. He will come back to Planning Board if needed once a survey and test pits have been completed.

#### **Strafford Regional Planning Maps:**

Matt Sullivan from Strafford Regional Planning brought new maps that had been made for the Planning Board. A couple small changes would be made to the maps where errors were noted. Digital versions of maps will be sent to Chairman Drummey upon completed corrections. Some Zoning Ordinances will need to be changed to reflect findings of new aquifer and soils map updates. He will be available to help with this process.

#### **Minutes:**

Minutes of June 7, 2016 were discussed. No changes made.

***Ms. Veisel made a motion to approve the minutes of June 7, 2016 as written. Seconded by Ms. Chabot. No comments. All in favor. Vote passed 4-0.***

#### **Mail & Correspondence**

- Strafford County Regional Planning Commission looking for a technical advisor from the committee for transportation planning. They meet the first Friday morning of the month from 9-11am. No volunteers at this time.
- Matt Sullivan, Strafford Regional Planning, spoke on the benefits of being a member of the Commission which includes escalated level of services, ordinance review, mapping services. Selectmen Swenson noted that during the upcoming budget cycle it will be discussed with effected Department and Commissions to judge level of use.
- Notice from Attorney regarding RSA changes that affect Planning Board. Planning Regulations will need to be updated to reflect change in timing rule. Change to Accessory Dwelling rule. Matt Sullivan, Strafford Regional Planning explained the rule change. He confirmed that the lot would still have to conform to town zoning ordinances.
- Dean Survey received and will be filed in property file.
- Varney Engineering Wetland Permit Application reviewed.
- Question from Building to Planning Board regarding their classification of a Yurt. There was discussion whether the building of a yurt would include plumbing. More thorough investigation by the Building Inspector should be made to answer these questions.

**Master Plan Update**

Discussion on ideas on how the Transportation Forum will be conducted. Chairman Drummey will open and explain the current Master Plan and the background of the document. Mr. Swenson will present slideshow. Public participation will include goals and strategies.

**Other Business:**

None

**Meeting adjourned:**

**MOTION** made to adjourn by Ms. Veisel, seconded by Ms. Chabot. All in favor, 4-0. Meeting adjourned at 8:30 p.m.

*NEXT MEETING: JULY 5, 2016*

Respectfully submitted,

Jennifer Nadeau

DRAFT