

**New Durham Planning Board  
Minutes  
September 20, 2016**

**Call to Order:** Chairman, Scott Drummey called the meeting to order at 7:02 pm.

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

**Absent:** Theresa Chabot

**Recorder:** Jennifer Nadeau

**Public Comment:**

Resident, Paul Raslavicus, 253 North Shore Rd, spoke on behalf of Merrymeeting Lake Association Lake residents regarding proposals that were formerly brought in front the Board some time ago regarding skyline regulations and bridge development. They are working on revamping them and will bring to the next Board meeting for discussion. He also mentioned developing an overlay district for the property development and discussion of Accessory Dwelling Units and changes to our regulations.

**Public Hearing**

**7:07pm opening**

Harvey Lot Line Adjustment Hearing, Map 109, Lot 58 & Map 111, Lot 1 & 3

Brad Jones of Jones and Beech Engineering spoke on behalf of the property owner Paul Harvey. Describing the property, ownership and development of the land, he explained that they were requesting a lot line adjustment to make the existing lots more conforming to standards and allow for better road frontage and access to North Shore Road. Mr. Craycraft asked if Lot 3 had frontage on Elle Point Road and Mr. Jones said it had 377 feet of road frontage on that side. Mr. Harvey said he had contacted the owners of Lot 3, an abutter, and asked about the parcel of land and found them amenable to selling the land to them. Chair Drummey and Mr. Swenson asked questions regarding other abutter lots and is any changes were seen on those lots and the right-of-way that is deeded for their access. No, changes were being made to that lot or anything that affects the deeded ROW. With no further discussion and no public opposition a motion was made:

*Ms. Veisel made a motion to accept the lot line adjustment plat of Map 109, Lot 58, Map 111, Lots 1 & 3 with assurances that the existed deeded Right-of Way to Lot 2 will continue to be included on the deed of Lot 1. Seconded by Mr. Swenson. All in favor, Vote 4-0.*

**7:27pm opening of 2<sup>nd</sup> Hearing**

Penny Lane Conditional Use Permit, Map 240, Lot 37. Vice-Chair Craycraft noted that there are several documents missing from this application and that since it is an after-the-fact permit, the maps and documentation should refer to it that way. He said that a drainage report is required based on the Stormwater Management ordinance, Reclamation Plan for gravel pit area to restore it, landscaping plan for gravel pit area, waiver (modification)

request based on per Article XI.E.2.g, we need to receive a full copy of the New Hampshire Department of Environmental Services Wetlands and Non-Site Specific Permit 2015-02966, plans showing the Conservation Overlay District to include visuals of the impervious surfaces.

*Vice-Chair Craycraft made a motion to continue the Hearing for Map 240, Lot 37 to October 18, 2016. With plans and additions received by October 3, 2016. Ms. Veisel seconded. All in favor, Vote 4-0.*

### **Minutes:**

Minutes of September 6, 2016 were amended and approved.

*Vice-Chair Craycraft made a motion to approve the minutes of September 6, 2016 as amended. Seconded by Ms. Veisel. No further discussion. Vote passed 4-0.*

### **Mail & Correspondence**

- NH Division of Historical Resources request of project research of 232 Pine Point Road and 373 Merrymeeting Road, further info required to decipher document.
- Planning Board Deadline changes, Effective 7/2016, changes to RSA 646:4(b) notification at least 21 days prior to meeting, previously 15 days prior to meeting.

### **Master Plan Update**

Discussion on previous Master Plan Public Forum on Housing and Land Use and that attendance was lower than what was expected. Mr. Swenson said he will send Admin the updated presentation with the additions and changes.

Town Facilities and Character Public Forum booked for October 20, 2016.

### **New/Old Business:**

Budget discussion, tabled to October 4, 2016 meeting.

Discussion on a property selling a couple vehicles that is no longer deemed commercial as the permit has lapsed. Further investigation required.

Camper issue on N. Shore discussed and what the Code Enforcement Officer is able to do on the matter. Admin will speak to the Code Enforcement Officer and determine next steps.

### **Meeting adjourned:**

*MOTION made to adjourn by Mr. Swenson, seconded by Ms. Veisel. All in favor, 4-0. Meeting adjourned at 8:49 p.m.*

Respectfully submitted,

Jennifer Nadeau