

**TOWN OF NEW DURHAM
PLANNING BOARD and ZONING BOARD OF ADJUSTMENT
SUBCOMMITTEE MEETING**

**October 1, 2020, 7:00p.m.
Virtual Meeting, New Durham, NH 03855**

DRAFT: These minutes are strictly a draft copy and are awaiting amendment or approval at a subsequent, duly noticed public meeting. Amendments to these minutes will be noted in the minutes of said meeting. The draft will be posted on the website as a draft copy for public informational use only.

Under the emergency provisions of RSA 91A, this meeting took place electronically via Zoom.

*IN LIGHT OF THE COVID 19 (CORONA VIRUS) SOCIAL DISTANCING
ADVICE MADE BY THE GOVERNOR AND CDC, THE TOWN OF NEW DURHAM NH
FOLLOWING A DECLARATION OF EMERGENCY BY THE PLANNING BOARD
CHAIRPERSON, IS PROVIDING A MEETING PARTICIPATION VIA TELEPHONE
CONFERENCE FOR YOUR SAFETY.*

*This meeting is for members and the public to utilize the Zoom platform to prepare for future meetings and public hearings. All members of the subcommittee and Town Administrator have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following. In accordance with Governor's Executive Order #12, pursuant to
RSA 91-A: 2*

Join Zoom Meeting

<https://us02web.zoom.us/j/82502514580?pwd=Rzg3WVdoTm1mZWhlOUJhVnpMUFNkUT09>

Meeting ID: 825 0251 4580 Password: 686838

Or via telephone number: 1-646-558-8656;

Meeting ID: 825 0251 4580 Password: 686838

Technical difficulties contact Town Administrator Scott Kinmond at skinmond@newdurhamnh.us or by phone a 603-556-1516. Assistance with Zoom application please contact Brian Cauler at ndlanduse@newdurhamnh.us or contact Planning Board.

*Note: Town of New Durham offers no security assurances to those connecting via PC to a third party software and hardware not configured or controlled by our
IT Service provider.*

PRESENT

Jeff Allard, Chair of Planning Board– via Zoom

David Bickford, Planning Board- via Zoom

Stephanie Richard, Zoning Board of Adjustment – via Zoom

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Paul Raslavicus, Zoning Board of Adjustment- via Zoom

Linda Callaway, alternate, Zoning Board of Adjustment – via Zoom

ALSO PRESENT

Scott Kinmond, Town Administrator – via Zoom

CALL TO ORDER

Mr. Allard called the meeting to order at 7:05pm.

Mr. Allard stated that due to the State of Emergency declared by Governor Sununu and pursuant to Executive Order #12, the Town is authorized to meet electronically. He stated there is no physical location to observe this meeting. However, in accordance with the Order, it was confirmed that they are providing public access to the meeting by telephone, with additional access possibilities by video (Zoom); all members of the boards and Town Administrator have the ability to communicate contemporaneously during this meeting; the public has access to contemporaneously listen and participate via links posted on the agenda. Mr. Allard confirmed the meeting was posted appropriately with access numbers. He stated in the event the public is unable to access the meeting, it would be adjourned and rescheduled. Mr. Allard stated all motions would be taken by roll call; roll call attendance was taken for those participating in the Zoom meeting.

Mr. Allard stated he wants to finalize the recommendations by the next meeting of the subcommittee and be prepared to present the recommendations to the Planning Board on October 20. He hopes the Planning Board would then be ready to finalize the changes in November so they can move forward with Public Hearings.

The committee reviewed the detailed recommendations Mr. Allard compiled for the Shorefront Overlay District. There was discussion about deed-restrictions; it was noted those are only enforceable in court. Requirements for Special Exceptions which could be imposed by these ordinance changes were discussed.

Mr. Allard outlined his suggestions for limiting expansions including restrictions and specified limits in size, height, etc. This will be discussed further by both boards. Mr. Allard stated he would like to require a Conditional Use Permit for all building within the Shoreline Overlay District to ensure a Storm Water Management Plan is in place.

There was discussion of Accessory Dwelling Units; it was noted these are allowed by the State but a town can be more restrictive.

The committee discussed rights of abutters in cases where structures would change the views as well as landowners' rights. It was noted some municipalities have view ordinances but these typically refer to trees, not buildings.

The committee discussed whether other structures such as sheds, gazebos, etc., if they are going to restrict expansions. It was noted ancillary structures are already limited with only water related structures are allowed less than 75'. The committee concurred there is a contradiction

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within the ordinances. It was noted water related structures are governed by State RSA.

The committee discussed the number of required parking spaces and it was noted there are currently no parking requirements except for ADUs.

The committee members will continue to research various aspects of topics discussed to bring back to the next meeting.

Next Meeting

October 20, 2020, 7:00pm.

ADJOURN

Mr. Bickford made a motion to adjourn. Mr. Raslavicus seconded the motion. Roll Call: Ms. Richard –aye; Mr. Raslavicus – aye; Mr. Bickford – aye; Mr. Allard –aye. Motion passed, 4-0-0.

The meeting was adjourned at 9:35pm.

Respectfully Submitted,

Jennifer L. Riel

Jennifer Riel, Recording Secretary