

**TOWN OF NEW DURHAM
PLANNING BOARD MEETING
May 17, 2022, 7:00PM
New Durham Town Hall, New Durham, NH 03855
APPROVED JUNE 21, 2022**

Join Zoom Meeting

<https://us02web.zoom.us/j/81801356357?pwd=dndnZnpTQStOeVlGT25MRGloREJvdz09>

Meeting ID: 81801356357 Passcode: 551829

Or via telephone number: 1-646-558-8656; Meeting ID: 898 5110 3167 Passcode: 715184

Technical difficulties or For Assistance with Zoom application please contact Land Use Administrative Assistant Robin McClain 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, Planning Board Chair
Bob Craycraft, Planning Board Vice Chair
Marc DeCoff, Board of Selectmen representative
David Bickford, Planning Board member – via Zoom
Scott Drummey, Planning Board member

ALSO PRESENT

Robin McClain, Land Use Assistant
Jen Czysz, Strafford Regional Planning Commission
Paul Raslavicus, resident – via Zoom

CALL TO ORDER

Chair Allard called the meeting to order at 7:02PM.

AGENDA REVIEW

No changes were made to the agenda.

Continued discussions with members of the Strafford Regional Planning Commission to review PREPA Grant progress on waterfront properties

Jen Czysz outlined the changes and edits made to the Water Quality Overlay District, as well as changes to the district boundaries and maps. She stated full size overlays will be provided; she suggested that when they get ready for the public hearings later in the year, to contact them to update last minute items at that time. Ms. Czysz outlined the recommendations in regards to the

Aquifer Protection District; she also presented a draft contract and scope of work for the Accessory Dwelling Unit ordinance. She stated suggested updates were made to the Aquifer and Wetlands Overlay Districts based on Adam Doiron's recommendations; she stated they also worked on defining the zones.

Chair Allard suggested there needs to be clarification on ponds and lakes. Ms. Czysz stated at this point they need to decide whether they want to include the wetlands ordinance or the water quality overlay language. The Board agreed if the pond or lake is less than 3,000 square feet or man-made, it would be excluded; wetlands are already addressed.

Mr. Bickford suggested they have the Town Engineer review the final draft before going to public hearing.

Ms. Czysz stated SRPC has some grant funding coming in over the summer and they will begin auditing all of the aquifer regions in the district and will provide notes to the Town for that.

The Board reviewed the draft contract for Accessory Dwelling Units. Ms. Czysz explained the grant funding process, noting the work needs to be done by August 31 for the PREPA grant. Chair Allard asked Ms. McClain to confirm with the Town Administrator that the \$3,000 funding for professional services will be available. There was discussion about clarifying building codes that will apply to ADUs.

Finalize plan of soil table revision

The Board reviewed and discussed revisions made to the draft soil table. Chair Allard asked if there is an aquifer map. Vice Chair Craycraft stated there is a map, its not the original, but it is accurate and was adopted in the ordinance although a standalone map maybe needed.

OLD/NEW BUSINESS

Chair Allard stated Mr. Bickford brought up a question in regard to woodlots and plats; he stated he noticed in the subdivision regulations that it is clearly specified that woodlot status must be recorded on the deed and the plat.

Chair Allard stated they received a copy of a NH DES shoreline permit application for a new building on Merrymeeting Lake; he noted that new stonewalls are being proposed on the side of the water and he is concerned the permit will be issued. He stated he would like to recommend to the Conservation Commission to recommend to NH DES that no new stone walls be constructed. Chair Allard stated there are already stone walls surrounding the lot; he noted all construction along the shoreline requires a Conditional Use permit from the Planning Board. The Board discussed whether the 50' shoreline buffer would be applied.

Mr. Bickford asked if they have received follow up from Town Counsel on the various issues raised in the joint meeting between the Boards and the Building Inspector. Chair Allard stated they have not but he expects a response to their questions by next week.

APPROVAL OF MINUTES

May 17, 2022

APPROVED June 21, 2022

Meeting of May 3, 2022 – Edits were made. **Mr. Drummey made a motion to approve the minutes as amended. Mr. DeCoff seconded the motion. Roll Call: Mr. Drummey-aye; Mr. DeCoff-aye; Mr. Bickford-aye; Vice Chair Craycraft-aye; Chair Allard- aye. Motion passed, 5-0-0.**

ADJOURN

Mr. Drummey made a motion to adjourn. Mr. DeCoff seconded the motion. Roll Call: Mr. Drummey-aye; Mr. DeCoff-aye; Mr. Bickford-aye; Vice Chair Craycraft-aye; Chair Allard- aye. Motion passed, 5-0-0.

The meeting was adjourned at 9:15PM.

Respectfully Submitted,

Jennifer Riel

Jennifer Riel, Recording Secretary