

**TOWN OF NEW DURHAM
PLANNING BOARD MEETING**

June 21, 2022, 7:00PM

New Durham Town Hall, New Durham, NH 03855

APPROVED August 2, 2022

PRESENT

Jeff Allard, Planning Board Chair

Bob Craycraft, Planning Board Vice Chair

Marc DeCoff, Board of Selectmen representative

David Bickford, Planning Board member

Scott Drummey, Planning Board member

ALSO PRESENT

Robin McClain, Land Use Assistant

James Burden, Strafford Regional Planning Commission

Mike Davie, Strafford Regional Planning Commission

Paul Raslavicus, resident – via Zoom

Don Blackden, resident – via Zoom

CALL TO ORDER

Chair Allard called the meeting to order at 7:00PM.

AGENDA REVIEW

No changes were made to the agenda.

PUBLIC INPUT

None.

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

The Board reviewed and discussed the ordinance for accessory dwelling units.

The Strafford Regional Planning representative gave a summary of the recommendations from Strafford Regional Planning Commission regarding ADUs. There was also discussion about the standards being used by surrounding municipalities; it was noted New Durham is one of the few that allows detached ADUs. It was noted all other municipalities allow by right or special exception rather than conditional use permit. Chair Allard asked SRPC to further review section D, noting he thinks it could have an impact on tiny houses. He also suggested reviewing section H in regard to length of residency. The Board discussed the issue of short term rentals; Chair Allard noted they don't have any specific ordinances related to this issue as they are waiting for the State of NH to take the lead on regulations. After discussion, the Board agreed to use the

Town of Alton's ordinance as a draft template. SRPC agreed to submit the recommendations to the Board prior to the next meeting so the Board has time to review ahead of time.

Mr. Raslavicus stated in the shorefront conservation overlay district, there is a minimum shore frontage for each unit; he suggested that implies an ADU, which can be converted at anytime, should have the frontage. He also discussed the issue of ADUs being put in without a conditional use permit. Chair Allard stated the Board can't compel people to come before the Board so it would be an issue for the Building Inspector to address.

IV. Finalize plan of soil table revisions

The Board agreed no further revisions are needed; Mr. Drummey noted they need to include the table in the ordinance once its approved by voters at a public hearing.

V. Continued discussion on wood lots.

Mr. Raslavicus stated some of the woodlots are being sold for high prices, including large woodlots; he stated many only have right-of-ways and he wants to be sure the Board remembers is aware the ordinance indicates that if the lot is 300' above the waterline, it is part of the watershed district and any building is required to have 12 acres.

Chair Allard summarized the most recent case with Mr. Blackden, during which it was determined with legal counsel, that the ordinance doesn't allow but doesn't necessarily preclude the creation of new woodlots; the Board agreed that Mr. Blackden's application would create a new woodlot and there was no basis for denying it. Chair Allard stated he shared the question with PlanLink on how other towns handle this issue. He summarized the options for discussion including a private road option but there wasn't much favorability towards creating woodlots. Chair Allard asked if large unbuildable land is a good justification for creating woodlots. Mr. DeCoff suggested allowing the option of putting a road in or allowing granting a right-of-way over frontage back to the woodlot. Mr. Drummey stated he would be concerned that would lead to a driveway being put in; he stated he would be in favor of conditionally creating woodlots. Mr. Bickford stated he doesn't see a problem with allowing access to the back lots but they shouldn't have long deformed house lots. There was further discussion about the definition of a woodlot and nonconforming lots. Vice Chair Craycraft stated most of the woodlots over time will be part of a subdivision; he stated the front lots are being divided off but the back lots are never surveyed and suggested large lots like this should be looked at as a long term subdivision and handled with standards. Chair Allard summarized that the goal needs to be to put forward clear language for voters, whether wood lots will be allowed or not. There was further discussion of the definition and creation requirements for woodlots.

The Board discussed how many parking spaces should be required per lot.

VI. Review projects for 2022.

The Board reviewed the projects for 2022. Chair Allard noted they also need to define major and minor commercial development; he stated there are currently no regulations in regard to this.

APPROVAL OF MINUTES

Meeting of May 17, 2022 – Edits were made. **Mr. DeCoff made a motion to approve the minutes as amended. Mr. Drummey seconded the motion. Motion passed, 5-0-0.**

Next Meeting:

July 5, 2022, 7:00PM.

ADJOURN

Mr. Drummey made a motion to adjourn. Vice Chair Craycraft seconded the motion. Motion passed, 5-0-0.

The meeting was adjourned at 10:12PM.

Respectfully Submitted,

Jennifer Riel

Jennifer Riel, Recording Secretary