

**TOWN OF NEW DURHAM  
PLANNING BOARD MEETING**

**July 5, 2022, 7:00PM**

**New Durham Town Hall, New Durham, NH 03855**

APPROVED August 2, 2022

**PRESENT**

David Bickford, Planning Board member

Scott Drummey, Planning Board member

Marc DeCoff, Board of Selectmen representative

Jeff Allard, Planning Board Chair – excused absence

Bob Craycraft, Planning Board Vice Chair – excused absence

**ALSO PRESENT**

Robin McClain, Land Use Assistant

Tom Varney, Varney Engineering, LLC

Matthew Lopiano, applicant

Don Blackden, applicant – via Zoom

Randy Tetreault, Norway Plains Associates

**CALL TO ORDER**

Mr. Bickford called the meeting to order at 7:00PM.

**AGENDA REVIEW**

No changes were made to the agenda.

**PUBLIC INPUT**

None.

**Continued Review of Shoreland Conditional Use Permit application submitted by Varney**

**Engineering LLC, on behalf of Matthew C. Lopiano, Map 113 Lot 69, on 309 South Shore Road.**

Tom Varney, Varney Engineer, LLC, representative for the applicant, Matthew Lopiano, stated the Town Engineers, Westin and Sampson, reviewed the plans and a letter from them was submitted. Mr. Varney stated he hasn't fully reviewed their response yet. He stated Chair Allard had concerns about how runoff would be handled through the construction process; he stated the engineer was going to review the plans for how to divert water while digging the cellar hole but it doesn't appear that was done yet. Mr. Varney explained his plans are not really detailed enough and suggested they make sure the land is surveyed, have a meeting with the Town Engineer or Building Inspector, as well as a meeting with the contractor to see how the plans to handle runoff. The Board discussed options for monitoring and mitigating issues with

construction. Mr. Drummey noted it's a steep and small lot; the whole drainage system goes straight into the lake so it needs to be reworked. After discussion, it was agreed to continue the review.

**Mr. Drummey made a motion to continue the Review of Shoreland Conditional Use Permit application submitted by Varney Engineering LLC, on behalf of Matthew C. Lopiano, Map 113 Lot 69, on 309 South Shore Road to July 19, 2022 at 7:00PM. Mr. DeCoff seconded the motion. Motion passed, 3-0-0.**

**Review of application for a planned subdivision submitted by Don and Vickie Blackden for property located on Old Bay Road, Map 256 Lot 13.**

Mr. Tetreault, Norway Plains Associates, stated the map and lot numbers were changed on the plans and approval from NH DES has been received for the septic system. He stated the configuration remains the same with four lots of the same size. The topographic plans were presented along with soil types for review by the Board. Mr. Tetreault stated there are multiple soil types and the wetlands were subtracted from the calculations and confirmed the minimum lot sizes are met. He also explained the calculations for the site sizes; he stated test pits were done for the lot but in the future, additional test pits can be done depending on how owners want to configure building on the lot. Mr. Tetreault explained the remaining land has steep slopes and outlined the areas which would not be developable due to steeps over 25%; he stated there is also a major wetland which crosses the lot as well as a flood zone. He stated the backland can't meet any setbacks nor will it have access and noted the lot requirements by the State are more stringent than the Town. Mr. Tetreault explained the setback and buffer requirements with the State that will help protect the wetlands in the area. Mr. Blackden noted all the subdivision plans being proposed are in line with the regulations; he noted they also have approval of the subdivision from the State of New Hampshire. Mr. Drummey noted Chair Allard asked that the plat include the specific language which defines a wood lot.

**Mr. Drummey made a motion to approve the subdivision application submitted by Don and Vickie Blackden for property located on Old Bay Road, Map 256 Lot 13 with the following conditions:**

**The subdivision plat and deed for the new woodlot shall include subdivision regulations 9.016A concerning the definition of a woodlot:**

- **The lot corners shall be sticked and have iron rods placed at the corners and shown on the plat before recording and signature.**

**Mr. DeCoff seconded the motion. Motion passed, 3-0-0.**

**APPROVAL OF MINUTES**

Meeting of June 7, 2022 – Postponed.

Town of New Durham Planning Board Meeting

July 5, 2022

APPROVED August 2, 2022

**Next Meeting:**

July 19, 2022, 7:00PM

**ADJOURN**

**Mr. Drummey made a motion to adjourn. Mr. DeCoff seconded the motion. Motion passed, 3-0-0.**

The meeting was adjourned at 8:05PM.

Respectfully Submitted,

*Jennifer Riel*

Jennifer Riel, Recording Secretary