

**TOWN OF NEW DURHAM
PLANNING BOARD MEETING**

July 19, 2022, 7:00PM

New Durham Town Hall, New Durham, NH 03855

APPROVED October 4, 2022

PRESENT

Jeff Allard, Planning Board Chair

Bob Craycraft, Planning Board Vice Chair

David Bickford, Planning Board member

Scott Drummey, Planning Board member - via Zoom

Marc DeCoff, Board of Selectmen representative

ALSO PRESENT

Robin McClain, Land Use Assistant

Tom Varney, Varney Engineering

Matthew Lopiano, applicant

Sarah Barley, resident – via Zoom

Kyle Pimental, Strafford Regional Planning Commission – 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.

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.

Chair Allard reopened the discussion for the Conditional Use Permit at 7:05PM. Chair Allard stated a Site Walk was done; the Town Engineers, Westin and Sampson, reviewed the plans and comments were provided to the Board. Chair Allard asked Mr. Varney to outline his response to Westin and Sampson's comments; he stated they will then return to the Town Engineers for their response to Mr. Varney's comments. The Board reviewed the submissions.

Mr. Varney stated changes were made to the storm water report; he provided a copy of the Conditional Use Permit application to Westin and Sampson. He stated he added the total pervious, impervious and lot size coverage amounts to the plans as requested by Westin and Sampson; he stated test pits were done for the proposed septic systems in 2021; he also has a

septic design, noting there was no increase in the size. He stated the plans also show how the fill is placed on the lot. Mr. Varney explained the storm water measures, which have to be 1' above the seasonal high water table; he stated there is one infiltration bed on the side of the house and confirmed it is above the water table. He stated contour lines are included on the plans to show the elevations and show that the bottom of the infiltration bed is above the high water mark. Mr. Varney stated he reworked the plans to have all the water collected off the roof and eaves to go into the infiltration bed. Chair Allard stated the Board had concerns about the water coming down from the hill from the area of the spring and well; it was confirmed that spring water will stay with the same drainage. Mr. Varney stated that won't be put into a storm water drain as it could cause flooding. He stated he also added the parking areas to the plans. Mr. Varney explained the program which measures the rain and water amounts along with calculations for runoff. The Board discussed sending the plans to Westin and Sampson to ensure there are adequate storm water measures for during the construction phase. Mr. Varney explained the proposal includes plans for managing storm water runoff during the construction phase. Mr. Drummey suggested conditionally approving this with the condition that Westin and Sampson approve the construction plans. The Board agreed that if the recommendations come back and major changes are needed, the public hearing would need to be reposted; the Board agreed to wait on approval until the Town Engineer submits a response to the request for reviewing the plans during the construction phase.

Mr. Craycraft made a motion to continue the public hearing to August 7, 2022, 7:00PM at the New Durham Town Hall. Mr. DeCoff seconded the motion. Roll Call Vote: Mr. Bickford -aye; Mr. DeCoff-aye; Mr. Craycraft-aye; Mr. Drummey-aye; Chair Allard -aye. Motion passed, 5-0-0.

Continued discussions with members of the Strafford Regional Planning Commission to finalize proposed changes to ADU Regulations

The Board reviewed the revised recommendations from Strafford Regional Planning Commission in regard to accessory dwelling unit regulations. It was noted definitions were added at the beginning of the document; it was also explained that the definitions are in line with the NH State statutes. Mr. Drummey noted they don't intend to regulate based on lot size. The Board discussed the recommendations presented. Chair Allard suggested they look into reducing the minimum square footage, noting the maximum is already regulated by statute. There was discussion about whether detached and standalone structures would be allowed; Chair Allard noted voters already voted to allow these through warrant articles. The Board discussed whether to remove the Conditional Use Permit requirement as well as what zones and districts ADUs would require the permit.

APPROVAL OF MINUTES

Meeting of June 7, 2022 – Edits were made. **Mr. DeCoff made a motion to accept the minutes as amended. Mr. Craycraft seconded the motion. Roll Call Vote: Mr. Bickford -aye; Mr.**

DeCoff-aye; Mr. Craycraft-aye; Mr. Drummey-aye; Chair Allard -aye. Motion passed, 5-0-0.

Meeting of June 16, 2022 – Edits were made. **Mr. DeCoff made a motion to accept the minutes as amended. Mr. Bickford seconded the motion. Roll Call Vote: Mr. Bickford -aye; Mr. DeCoff-aye; Mr. Craycraft-abstain; Mr. Drummey-aye; Chair Allard -aye. Motion passed, 4-0-1.**

Meeting of June 21, 2022 – Postponed.

Meeting of June 22, 2022- Postponed.

Meeting of July 5, 2022 – Postponed.

Next Meeting:

August 2, 2022, 7:00PM.

ADJOURN

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

The meeting was adjourned at 10:30PM.

Respectfully Submitted,

Jennifer Riel

Jennifer Riel, Recording Secretary