

Town of New Durham Planning Board Meeting

August 2, 2022

APPROVED October 4, 2022

**TOWN OF NEW DURHAM
PLANNING BOARD MEETING**

August 2, 2022, 7:00PM

New Durham Town Hall, New Durham, NH 03855

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PRESENT

David Bickford, Planning Board member

Scott Drummey, Planning Board member

Marc DeCoff, Board of Selectmen representative

EXCUSED ABSENCES

Jeff Allard, Planning Board Chair – excused absence

Bob Craycraft, Planning Board Vice Chair – excused absence

ALSO PRESENT

Robin McClain, Land Use Assistant

Brad Jones, Jones and Beach Engineers

Gary Nadeau, resident

Teresa Nadeau, resident

Peter Rhoades, resident

Jan Abbott, resident – via Zoom

Dot Veisel, resident – via Zoom

Ron Uyeno, resident – via Zoom

Jeff Hertel, Alton resident

Matthew Lopiano, resident

Terry Jarvis, resident – vi Zoom

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.

Mr. DeCoff made a motion to continue the review of a 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 August 16, 2022, 7:00PM at the New Durham Town Hall. Mr. Bickford seconded the motion. Motion passed, 3-0-0.

Review of application for Site Plan Review for 4 self-storage and boat storage buildings, submitted by Jones and Beach Engineers Inc, representing GT Nadeau Properties, LLC for property located on Tash and Valley Road, Map 257 Lot 4.

Brad Jones, Jones and Beach Engineering, representative for the applicant, stated the property has been to the Zoning Board of Adjustment for a landscape depot and an archery range; he stated prior to that the property was a gravel pit. Mr. Jones stated the property is located in the aquifer protection zone; he stated they considered business options for keeping the sewage load low on this property and there will be four buildings on the property for boat and self storage. He stated there won't be any requirements for a well or septic. Mr. Jones stated there are snowmobile trails along the property but those are on the State property and will not be affected. He stated the access area will have an infiltration parking lot; there will be a paved entrance with the rest of the area covered with crushed stone. Mr. Jones stated they are going to have high drainage and retention pond measures; there will be a swale and a culvert along the back side of Valley Road. Mr. Jones stated the buildings have been pushed back into the hillside. There will be a single entrance from Route 11. Mr. Jones confirmed the property is in the mixed use district so they don't need to go to the ZBA; the property was reviewed by a wetlands scientist and there are no wetlands on the property. Mr. Jones stated they have a waiver request for the drainage and explained the Ela River is close to the lot and more details are included in the engineering report.

Mr. Bickford asked how much of the lot is impervious. Mr. Jones stated the buildings take up 5% and the gravel area of the parking lot which is pervious.

Mr. Drummey asked if there will be an employee on site. Mr. Jones stated it will be self-service with limited hours of operation enforced with a locked gate.

The Board reviewed the application for completeness.

Mr. Drummey made a motion to accept the application for Site Plan Review for 4 self-storage and boat storage buildings, submitted by Jones and Beach Engineers Inc, representing GT Nadeau Properties, LLC for property located on Tash and Valley Road, Map 257 Lot 4, as complete. Mr. DeCoff seconded the motion. Motion passed, 3-0-0.

Mr. Drummey made a motion to accept the application for a Conditional Use Permit for Stormwater Management for submitted by Jones and Beach Engineers Inc, representing GT Nadeau Properties, LLC for property located on Tash and Valley Road, Map 257 Lot 4. Mr. DeCoff seconded the motion. Motion passed, 3-0-0.

Terry Jarvis, resident, questioned if there has been confirmation that this property is in the mixed use zoning district; she stated there was a case recently before the Zoning Board of Adjustment in which the property was a couple lots down from this property and it was determined those lots were in the mixed use district. The Board reviewed the district boundaries.

Mr. Bickford opened the public hearing at 7:28PM.

Dot Veisel, resident, stated she owns land as an abutter to this property; she asked if the confusion about the map and district is because an old map was used. She stated the most recent

map would show the boundary on the west side of Route 11. Ms. Veisel stated she is concerned about the traffic coming north on Route 11 and would like to see a traffic impact study done as well as review by the Road Agent, Police and Fire Chiefs. She stated she completely supports this business if it is safe for residents and the environment.

Ron Uyeno, resident, via Zoom, submitted questions via chat:

1. With increased traffic, passenger vehicles and commercial vehicles, will the intersection there, that has already had many accidents a year, need to have a light installed?
2. With the increase in trailers and moving trucks pulling off and onto Tash Road, I assume from the middle of, will it require a more stable shoulder, wider road and improved drainage?
3. Will the snowmobile trail, that brings a lot of business to New Durham, be affected by this?
4. Will there be a lot of lights in the evening hours, thus invading the dark sky of view for those around it?

The Board noted the traffic concerns on Route 11 would be handled by the State. It was previously indicated by Mr. Jones that traffic would not impact the snowmobile trail. Mr. DeCoff noted the plans indicate the lighting will be directed downwards and will not affect the dark sky view.

Mr. Jones stated traffic studies have been done for numerous other storage units and the traffic count is very low for this type of business; customers rarely come and go but he is happy to review this with the Road Agent and Police Chief.

Ms. Veisel explained her concern is the difficult turn into Tash Road, coming from Route 11 south. Mr. Jones confirmed the first entrance will be on Tash Road; he explained when previous site plans were presented to the Planning Board for this property, the proposed driveway location was determined.

Ms. Jarvis stated the side of the road which this property is located, is not the mixed use district. She stated a special exception should be required; she stated she doesn't see how lot 004 is in the district but lot 001 is not. The Board reviewed the boundaries of the mixed use district. It was agreed by the Board that the lot is within the district because it is within 1200' of the road.

Ms. Veisel suggested they might use an entrance off of Tash Road for better egress.

The Board agreed a Site Walk would be needed and it was scheduled for

Mr. Drummey made a motion to have a Site Walk on Wednesday, August 10, 2022 at 6:00PM at Map 257, Lot 4, the corner of Tash and Valley Roads. Mr. DeCoff seconded the motion. Motion passed, 3-0-0.

Mr. Drummey made a motion to continue the review for the application submitted by Jones and Beach Engineers Inc, representing GT Nadeau Properties, LLC for property

located on Tash and Valley Road, Map 257 Lot 4 to September 6, 2022, at 7:00PM. Mr. DeCoff seconded the motion. Motion passed, 3-0-0.

Continued Conceptual Consultation for 8 lot subdivision for Jeffrey Hertel, for property located at corner of Meaderboro Road and Berry Road, Tax Map 270 Lot 17.

Mr. Hertel stated the storm water management report and traffic study have been completed. He stated there was discussion at the last consultation about doing a conservation subdivision but they don't want to go that direction; he stated each lot is over 10 acres in a 108-acre parcel and people who are looking to buy these, want the larger lots. Mr. Hertel stated it will serve to preserve the rural character of the town. He confirmed the Road Agent reviewed the proposed driveway locations and there were no concerns with the layout or traffic. The Board discussed comments submitted by Chair Allard; it was agreed by the Board storm water management plans will be addressed for each lot as building is done. The Board agreed Mr. Hertel is ready to move forward with the application process.

Conceptual Consultation for the construction of three homes, for Peter Rhoades for property located on Bennett Road, Tax Map 264 Lots 16, 17, and 18.

Mr. Rhoades stated he recently went before the Board of Selectmen; the Board directed him to have the Planning Board. He explained he initially had a Class VI road proposal which included surveying, wetland studies, developed road policies and also met with the technical review committee. Mr. Rhoades stated there were no objections with the TRC other than a suggestion from Fire Chief Varney in some driveway plans.

Mr. DeCoff read comments submitted from Chair Allard, indicating he is opposed to building more houses on a Class VI road and allowing building, serves as evidence that a Town must take over maintenance of a road. Chair Allard recommended that if the Board of Selectmen agree to sign a liability of waiver, that they ensure all the requirements for a Class VI road are adhered to.

The Board agreed to continue the discussion with a full board present on September 6. Mr. Rhoades agreed.

Ms. Jarvis stated the recent decision for Cory White case would need to be recalled as a requirement was that the road be brought up to Class V standards; she explained if it has not been, that is a code enforcement issue. Ms. Jarvis stated she realizes there is a Class VI guideline but there is also an ordinance which requires road frontage on a Class V or better so this would need to come before the ZBA for a variance on Article V, Section E.1. Mr. Rhoades stated Town Administrator, TRC and the Land Use assistant informed him a variance would not be needed. The Board agreed further research on the ordinance would be needed.

APPROVAL OF MINUTES

Meeting of June 21, 2022 – Edits were made. **Mr. DeCoff made a motion to accept the minutes as amended. Mr. Bickford seconded the motion. Motion passed, 3-0-0.**

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Site Walk of June 22, 2022- Edits were made. **Mr. DeCoff made a motion to accept the minutes as amended. Mr. Bickford seconded the motion. Motion passed, 3-0-0.**

Meeting of July 5, 2022 – Edits were made. **Mr. DeCoff made a motion to accept the minutes as amended. Mr. Bickford seconded the motion. Motion passed, 3-0-0.**

Next Meeting:

September 6 , 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 9:00PM.

Respectfully Submitted,

Jennifer Riel

Jennifer Riel, Recording Secretary