

**NEW DURHAM PLANNING BOARD
New Durham Town Hall
December 19, 2017, 7:00p.m.**

Present

Scott Drummey, Chair
Bob Craycraft, Vice Chair
Rod Doherty, Selectman
Dot Veisel, Member
Jeff Allard, Member
Freeman Goodrich, Alternate

Also Present

Laura Zuzgo, Administrative Assistant
Paul Raslavicus, Resident

Call to Order

Chair Drummey called the meeting to order at 7:00pm.

Public Input

Paul Raslavicus, resident, stated he has some proposals regarding zoning ordinances and changes.

Agenda Review

Chair Drummey stated they received a request to waive an impact fee however the applicants were not present at the meeting so this item will be postponed.

Approval of Minutes

Meeting of December 5, 2017 – Edits were discussed. Approval was postponed for clarification of comments made during the meeting.

Mail/Correspondence

Mail and correspondence received since the last meeting were distributed and reviewed. Chair Drummey noted the letter requested by the Board from Camp Maranatha was received and summarized the discussion at the last meeting. The Board discussed the letter. Ms. Zuzgo noted the letter from the State regarding the septic was not received, as requested. It was agreed the long-term use plan is unclear at this point.

Review of Zoning Ordinance changes

Ms. Zuzgo noted they also need to set the Public Hearing date and work on wording of the relevant warrant articles.

Chair Drummey stated he attended a recent workshop on tiny houses but wasn't able to get any helpful information. He explained many communities don't want to address the issue. The Board discussed the various issues that make regulating tiny houses difficult.

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Mr. Allard stated he doesn't have a problem with tiny houses as long as they are following the same ordinances for sewer, setbacks, etc.

The Board reviewed the woodlot/building lot ordinance. Mr. Craycraft outlined the suggested changes and edits for removing the woodlot status along with ways it can be used. Mr. Allard clarified however it is done, they must ensure it does not make the lot less nonconforming.

The Board discussed the date the public hearing can be set to comply with the 10-day posting period. They also discussed and verified the changes that had already been made and approved as well as the remaining edits proposed for ordinances requiring motions.

Mr. Allard made a motion to delete Article V:B, 2:D from the zoning ordinance and insert a new Article XXI:D to move forward XXI:D to section E, former E to F and insert new XXI:G and add the definition of woodlot to Article III. Dot Viesel seconded the motion. Motion passed 5-0-0.

The Board continued to discuss the issues that would be going to public hearing. Ms. Zuzgo explained the research she did relative to the campground processes for handling disposal of sewage and water pressure, noting it's regulated by Department of Environmental Services. She also explained how campgrounds determine number of bedrooms, and DES also has a guideline she is trying to obtain. Mr. Allard suggested using DES standards for RVs and avoid defining their own guidelines and follow the recommendations of DES.

The Board discussed the proposed changes Mr. Allard drafted for the shorefront ordinance.

Mr. Allard made a motion to bring to public hearing a proposed new Article VI Section K, Storage of Recreational Vehicles and Recreational Trailers to be in inserted as section 6A and 6B, General Use and Provisions and delete Article XIV:E7 of the Conservation Overlay District. Mr. Doherty seconded the motion. Motion passed, 5-0-0.

The Board discussed edits for the Merrymeeting Watershed Overlay District ordinance. The maps for the overlay boundaries were reviewed along with Mr. Craycraft's proposed change to help the ordinance be in line with state regulations.

Mr. Allard made a motion to bring to public hearing revisions to the Merrymeeting Watershed Overlay District to revise Article XVIII:B and Article XVIII:C.6. Mr. Doherty seconded the motion. Motion passed, 5-0-0.

Ms. Viesel stated she feels they need to have clear definitions outlined and suggested reconsidering the definitions specifically for obsolescence. Mr. Raslavicus gave recommendations for edits in the definition. The Board reviewed and discussed the

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zoning ordinance for the Town of Alton relative to this issue. Mr. Raslavicus explained if they use language in line with state regulations then the Building Inspector can enforce ordinances. There was further discussion of how the ordinances correlate with state RSAs as well as enforcement by state and the Town Building Inspector/Code Enforcement Officer of enacted ordinances.

Set Public Hearing

The Board discussed the requirements for posting to set the date of the public hearing. It was agreed to post the hearing for propose zoning ordinance changes on January 11, 2018 at 7:00pm, with a snow date of January 12, 2018.

Mr. Allard made a motion to set the first public hearing for changes to the zoning ordinances to January 11, 2018 at 7:00pm with a snow date of January 12, 2018, 7:00pm at the Town Hall. Ms. Veisel seconded the motion. Motion passed 5-0-0.

Future Meetings

January 2, 2018, 7:00pm, Town Hall

January 11, 2018, 7:00pm, Town Hall

January 12, 2018, 7:00pm, Town Hall (snow date for public hearing)

Adjourn

Mr. Allard made a motion to adjourn. Mr. Doherty seconded the motion. Motion passed, 5-0-0.

The meeting was adjourned at 9:38pm.

Respectfully Submitted,

Jennifer Riel, Recording Secretary