

*New Durham Planning Board  
February 19, 2019  
APPROVED*

**NEW DURHAM PLANNING BOARD  
New Durham Town Hall  
February 19, 2019, 7:00p.m.**

**Present**

Jeff Allard, Chair  
Bob Craycraft, Vice Chair  
Scott Drummey, Member  
Freeman Goodrich, Alternate Member

**Excused Absence**

Dot Veisel, Board of Selectmen representative  
David Wessel, Alternate Member

**Also Present**

Laura Zuzgo, Administrative Assistant

**Call to Order**

Chair Allard called the meeting to order at 7:05pm.

**Approval of Minutes**

Meeting of January 15, 2019 – Edits were made. **Mr. Drummey made a motion to approve the minutes as amended. Mr. Goodrich seconded the motion. Motion passed, 4-0-0.**

**Review of Land Use Suitability Map**

Chair Allard distributed for review a copy of a Route 11 access study. He stated what caught his eye was a proposal at the time that the area in the Farmington border and mixed use area, be made commercial industrial and commercial residential. The Board reviewed and discussed the map as well as the suggestions made by Marcia Moreno-Baez' maps. Mr. Drummey noted the river runs parallel to the area. Chair Allard suggested areas where franchises could come in but noted they may have to conform to certain criteria regarding architecture and aesthetics. Mr. Goodrich suggested large franchises certainly have options in architectural plans. The Board reviewed the maps and discussed suitable areas for industrial development. Mr. Goodrich asked the definition of industrial. Chair Allard explained commercial is typically retail while industrial is more along the lines of manufacturing, potentially more equipment, lights and noise. The Board reviewed and discussed Ms. Baez' maps, noting the legends appear to be incomplete. There was further discussion of the areas outlined on the map. Mr. Drummey noted a subdivision was passed in 2009 off of Valley Road but it has never been built on. Chair Allard noted they need to be careful when looking at the overlays as the colors can be affected by the different layers. Ms. Zuzgo noted this is not the final draft and stated paper copies are also available for review if needed. Chair Allard stated their job here is to look at the land and determine the most suitable uses for different areas. He stated if an area is suitable to a particular purpose, they should allow it and leave it up to land owners to work out the permitting, etc. He stated the current map has designations for least

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suitable, highly suitable, etc., and questioned how the scale was done and whether its necessary. The Board discussed whether that amount of specification is necessary. The Board concurred to remove the scale. It was agreed the overlay districts need to be reviewed to ensure they are sufficient for protection. Chair Allard stated they have never really discussed the land on Kings Highway and asked if it should be considered for commercial or industrial development. Mr. Drummey noted there are already two gravel pits there; the area is currently residential. It was noted there is currently no area zoned for industrial and the only commercial area is the mixed use district.

**Review – Wetlands Permit: Downing Pond Carry-in Boat Access**

The Board reviewed the application for a boat access into Downing Pond. Ms. Zuzgo explained Mr. Gelinas is looking to put a boat launch on Main Street. Mr. Craycraft explained the area it would be located, noting it would require paddling under the bridge. Mr. Gelinas submitted the application on behalf of the Town.

**Future Meeting**

March 5, 2019, 7:00pm, New Durham Town Hall

**Adjourn**

**Mr. Drummey made a motion to adjourn. Mr. Craycraft seconded the motion.**

**Motion passed, 4-0-0.**

The meeting was adjourned at 8:52pm.

Respectfully Submitted,

Jennifer Riel, Recording Secretary