

*New Durham Planning Board  
May 7, 2019  
Approved*

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

**Present**

Jeff Allard, Chair  
Bob Craycraft, Vice Chair  
Scott Drummey, Secretary  
Dot Veisel, Board of Selectmen Representative

**Excused Absence**

David Wessel, alternate member

**Also Present**

Laura Zuzgo, Administrative Assistant  
Cathy Orlowicz, Zechariah Boodey Farmstead Committee  
Scott Lawler, Norway Plains Associates  
David Swenson, Resident  
Tatiana Cicuto, Zechariah Boodey Farmstead Committee  
Cheryl Cullimore, Zechariah Boodey Farmstead Committee  
Tom Varney, Varney Engineering  
Linda Agersea, Cormier Abutter  
Paul Agersea, Cormier Abutter

**Call to Order**

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

**Public Hearing- Mark & Melanie Cormier Map 121 Lot 005 86 South Shore Road(Continued)**

Chair Allard re-opened the public hearing at 7:01pm and noted it was a continuation of the previously opened public hearing and the application has been reviewed; after review there was a legal question which required review by Town Counsel. The Board reviewed the application for completeness.

**Ms. Veisel made a motion to accept the application as complete. Mr. Drummey seconded the motion. Motion passed 4-0-0.**

Tom Varney, gave an overview of the easement over the property and the entrance from South Shore Road. He also gave an overview of the proposed garage, noting the size has been reduced and it meets the building setback and lot coverage. It was noted storm water run-off measures were also added with the help of an engineering study to mitigate water off the roofs and steep driveway. Chair Allard confirmed the storm water management is being improved and Mr. Varney outlined the improved processes for handling runoff including catch basin, crushed stone, porous strip and pavement, drip edge and gutters. The Board reviewed and discussed the storm water management plans. The Board also

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reviewed and discussed the easement deed between the two property owners; it was noted another abutter has an easement separate from this one. Mr. Drummey noted the page numbers on the application are in accurate per the deed documents.

Linda Agersea, abutter, asked if they would have access to the road during the construction process. It was noted there should be access. She also asked how close the garage would be to the road and if they would be able to plow snow past it. It was explained that there should be adequate space for plowing the snow.

Chair Allard closed the public hearing at 7:39pm.

Mr. Drummey noted the DES Shoreline Permit needs to be finalized before the Board signs off on the application.

**Mr. Drummey made a motion to approve the Conditional Use Permit for Map 121, Lot 5 with the following conditions:**

- 1. receipt of approved DES Shoreline Permit prior to final approval,**
- 2. installation of porous pavement, inspection by a professional NH engineer, correct minor typos,**
- 3. owner to record with the Strafford County Registry of Deeds in a form satisfactory to the Planning Board, the obligations of the storm water management system, operations and maintenance plan run with the land.**
- 4. DES Shoreland Permit Approval be provided before final approval**
- 5. Lot number be changed on plan to reflect lot merger.**

**Ms. Veisel seconded the motion. Motion passed, 4-0-0.**

**Zechariah Boodey Farmstead Map 251 Lot 021 Design Review**

Scott Drummey recused himself as he is a member of the Zechariah Boodey Farmstead Committee. Cathy Orlowicz, chair of the Zechariah Boodey Farmstead, stated the review is for a site plan design, which will include the reconstruction of the house and the barn. Historic photographs were included with the packet presented and the Board reviewed the site plan. Ms. Orlowicz explained the proposed uses for the completed project will include private and public functions, meetings, lectures and civic events and it will be available for rent year-round. There will also be a museum with tours. Ms. Orlowicz outlined the parking plans, stormwater management plan and stated the traffic control plan will be determined by the Police Department at the time of an event application. She noted this will be a self-sustaining project. It was clarified all the property is owned by the Town.

Ms. Orlowicz introduced Scott Lawler, Vice President and engineer of Norway Plains Associates, Inc., and stated the company has been contracted for the planning and septic system design.

Scott Lawler, Norway Plains Associates, Inc., stated they are looking for feedback from the Board for items to be incorporated into the plan before going forward with

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the final design. Mr. Lawler gave an overview of the 81 acre parcel and the proposed plans for the land owned by the Town and located in a residential/agricultural zone as well as the aquifer protection overlay district. He explained where the buildings would be located with the remaining Town land to remain the Town Forest. The Board reviewed the plans and maps presented. Mr. Lawler stated they would be working with the various Town departments and the plans have been reviewed by the Board of Selectmen, Fire and Police Departments, with some suggestions with regards to signage. He stated there is only one permit needed from the State of NH which will go to DES for the septic system. Ms. Orlowicz explained the process for review and public hearing to allow for abutters to see what is being planned as well as to have opportunity for input. Chair Allard asked if they will be going to the Zoning Board for any exceptions. Ms. Orlowicz stated they will be presenting the plans to the ZBA next week. Chair Allard asked if there are plans for handling the runoff from the parking lot and the buildings. Mr. Lawler explained the stone drip edge system which would be installed around the building foundations and a catch basin.

Ms. Orlowicz asked when they would address the request for a waiver for surveying of the property. It was explained this would typically be done at the formal application and Mr. Craycraft explained when dealing with parcels of this size, they would need to delineate the area they would be working with and submit for the waiver. Ms. Orlowicz stated their goal is to come before the Board again at the June business meeting. Chair Allard stated the usual concern of the Planning Board would be the lot size coverage and it was agreed that due to the large size of the parcel, that would not be applicable. Mr. Craycraft noted they will still need to develop a storm water management plan. Chair Allard asked if L-CHIP grants would be part of this project. Ms. Orlowicz explained this project would not qualify due to the dismantling of the Boodey House and it did not remain on the original site; there are some possible options for funding through Economic Development.

Scott Drummey returned to his seat on the Board.

### **Approval of Minutes**

Meeting of November 28, 2018- Edits were made. **Ms. Veisel made a motion to approve the minutes as amended. Mr. Drummey seconded the motion. Motion passed, 4-0-0.**

Meeting of April 16, 2019 – Edits were made. **Mr. Drummey made a motion to approve the minutes as amended. Ms. Veisel seconded the motion. Motion passed, 3-0-1.** Chair Allard abstained.

### **Mail & Correspondence**

Chair Allard stated there are some questions relative to an application which he thinks should be directed to the Conservation Committee. He explained the applicants want to rebuild a wall which was constructed in 2013 and is now deteriorating and asked if it was legal in the first place. Mr. Craycraft reviewed the application Map and pictures presented. Chair Allard also asked if it's in the best interest for people to go

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ahead and rebuild these types of things or whether the Planning Board should give different recommendations. The Board reviewed and discussed the application as well as a file presented by Ms. Zuzgo of the original permit.

Ms. Zuzgo presented the revised Stormwater Management Manual and Maintenance Log from Mr. Varney for the Conditional Use Permit issued to Novak.

Ms. Zuzgo noted the RSA books have an error and distributed a page to be included.

Mr. Craycraft stated at the last meeting during the discussion with SRPC, they suggested aquifer protection and it was noted there is a grant opportunity through NH DES to help towns update the aquifer overlay districts and he suggested having this looked into with the Strafford Regional Planning Commission to see if they can have it done.

The Board discussed the building permit and impact fee ordinances and how fees are assessed. Ms. Zuzgo explained the ordinance is set by the Board but enforced by the Building Inspector. Mr. Drummey suggested looking into an infrastructure impact fee for commercial or road building projects. The Board discussed whether to review impact fees this year or to hold off.

Ms. Zuzgo stated she will do some research relative to the Impact Fees and Groundwater Management in other Towns.

**Future Meeting**

Tuesday, May 21, 2019, 7:00pm, New Durham Town Hall

**Adjourn**

**Mr. Drummey made a motion to adjourn. Ms. Veisel seconded the motion.**

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

The meeting was adjourned at 9:55pm.

Respectfully Submitted,

Jennifer Riel, Recording Secretary