

*New Durham Planning Board*

*May 21, 2019*

*Approved*

**NEW DURHAM PLANNING BOARD**

**New Durham Town Hall**

**May 21, 2019, 7:00p.m.**

**Present**

Jeff Allard, Chair

Bob Craycraft, Vice Chair

Scott Drummey, Secretary

Dot Veisel, Board of Selectmen Representative

David Wessel, Alternate Member

Jennifer Thompson, Alternate Member

**Also Present**

Laura Zuzgo, Administrative Assistant

David Bickford, Resident.

Patricia Edwards, Applicant

**Call to Order**

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

**Appointments/Announcements**

Jennifer Thompson was sworn in by Town Clerk Stephanie Mackenzie as an Alternate Member of the Board.

**Public Input**

Patricia Edwards stated a lot was divided into three, with one wood lot and two house lots. She stated one of the conditions of approval for the subdivision was an agreement that they would put wording in the deeds for the 50' right-of-way for the woodlot and according to Ms. Edwards, this was not done. The Board reviewed the maps and deeds and it was noted it needs to be written into the deed for the woodlot. Ms. Edwards explained the research she has done about the deeds as well as what she has been advised by legal counsel. Mr. Drummey explained the woodlot was created at the time of the subdivision and it has conditions attached as such. He referenced the minutes of the meeting when the subdivision was granted; it was confirmed that one of the lots needed to have a deeded right of way to the woodlot. There was further discussion of the deeds and contracts for the lots and Ms. Edwards felt the approved plan was never completed as evidence was not presented by the applicant indicating compliance with all the conditions. There was further discussion whether the deed was ever presented to the Board for final approval. The Board reviewed maps to determine where the 50' right-of-way could be located. Chair Allard advised keeping the right-of-way where it was originally indicated. The Board then advised that Ms. Edwards should contact her attorney to correct the deeds to conform with the conditions of subdivision approval. The Board advised Ms. Edwards to consult legal counsel for the writing of the deeds.

**Approval of Minutes**

Meeting of May 7, 2019 – Edits were made. **Ms. Veisel made a motion to approve the minutes as amended. Mr. Drummey seconded the motion. Motion passed 5-0-0.**

**Mail & Correspondence**

The Board reviewed and discussed a wetland permit along with plans received for 250 South Shore Road. It was noted the work is to rebuild a deteriorated wall and Chair Allard suggested the Conservation Committee also review the project.

**SCRP Suitability Map**

The Board reviewed and discussed the draft Land Use Suitability Map. Chair Allard suggested they need to make some decisions on this. He asked if any of the area is going to be zoned industrial and stated there is no part which is zoned as suitable for this, and currently applicants have to go to the ZBA for a special exception. Mr. Drummey noted the current map already has areas designated as suitable for industrial use. The Board also discussed the areas designated suitable for urban development and it was noted this information is not on the new map, only the old map. Chair Allard suggesting getting rid of the term “urban development” and to simplify the terms and definitions used. There was also discussion of the current conservations areas; the Birch Ridge areas won’t be added until officially finalized and it was agreed that conservation land is never developable. There was also extensive discussion of the constraints and definitions of land suitability. Mr. Drummey stated he wants to be sure to use the same term “constrained” within the descriptions as that is what is on the map. After a lengthy discussion, it was agreed to use the terms “constrained-developable, unconstrained-developable and undevelopable”.

**Review of research material for Impact fees and Groundwater Management**

Ms. Zuzgo stated she did research comparisons between other towns and distributed the information she gathered for review by the Board.

Ms. Zuzgo presented a memo from the Building Inspector regarding properties on Kings Highway; the property has steep slopes and not much road frontage. She explained the lots were sold in 2012 and now the new owner wants to build off one of the lots, which does not have any road frontage, using the same right-of-way. Ms. Zuzgo explained it is a now a private road and the lot is nonconforming. The Board discussed the minimum lot requirements as well as the history of the lot and reviewed maps. The Building Inspector will attend the next workshop meeting to discuss this further.

**Aquifer and Groundwater Grant**

Chair Allard stated there is a potential grant to revise and update the overlay district. Mr. Craycraft explained the details of the grant which they can apply for in October or November and does not require a match by the Town. He suggested getting started on that as soon as possible if interested and suggested it would be an opportunity to get professional help on this from Strafford Regional Planning Commission. Chair Allard asked Mr. Craycraft to take a look at the aquifer overlay district and make recommendations to discuss with SRPC.

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Chair Allard asked the Board to take a look at the impact fees for discussion at the next workshop meeting.

**Adjourn**

**Mr. Drummey made a motion to adjourn. Mr. Craycraft seconded the motion. Motion passed, 4-0-0.**

The meeting was adjourned at 9:57pm.

Respectfully Submitted,

Jennifer Riel, Recording Secretary