

**NEW DURHAM PLANNING BOARD
New Durham Town Hall
March 5, 2019, 7:00p.m.**

Present

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

Excused Absence

Dot Veisel, Selectman's Representative
David Wessel, Alternate Member

Also Present

Laura Zuzgo, Administrative Assistant
Tom Varney, Varney Engineering

Call to Order

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

Agenda Review

Mr. Goodrich added VII for the Next Meeting.

Chair Allard added discussion of the organization and membership of the Planning Board to the agenda.

Public Hearing

**Steep Slope Conditional Use Permit Map 101, Lot 025, 221, North Shore Road
Kathleen Novak & John Vandenberg**

The Board reviewed the application for completeness. It was noted the lot does have a roughed in driveway. Ms. Zuzgo confirmed all abutters were notified and fees paid.

Mr. Goodrich made a motion to accept the application for Map 101, Lot 025, as complete. Mr. Drummey seconded the motion. Motion passed, 4-0-0.

Tom Varney, Varney Engineering, explained the location of the vacant property which was purchased by the applicants last fall. He stated the property has steep, rocky slopes and an overgrown driveway. The plan is to extend the driveway, put in a cottage, septic system, well and a pathway to the lake. Mr. Varney explained the setbacks will all be met and the lot size coverage will be 13.3%. He stated a storm water management study was done as well as a survey. Mr. Varney presented pictures for review by the Board. The Board reviewed the pictures as well as the maps and plans showing the proposed locations of the building as well as abutting lots and cottages. Mr. Varney explained the

March 5, 2019

APPROVED

storm water management would include a swale and catch basin with a precast dry well. He also explained the septic system plan, which would avoid having a pump system. Chair Allard questioned the location of the well in regards to the septic. Mr. Varney explained the distance is fine but well companies often use extra casing when located near a septic. It was clarified the breezeway would not be enclosed living space. Mr. Craycraft asked about the operations and maintenance plans, noting there is a discrepancy for the infiltration basin on the application versus the manual, indicating both quarterly and yearly. The Board discussed the inspection process by the Building Inspector. Ms. Zuzgo noted the Building Inspector does not have a list of these and the Board agreed this is something that needs to be included in the final deed. Chair Allard stated they need to add to the storm water drainage plan, permission for the Code Enforcement Officer to inspect. The Board discussed the authority of the Building Inspector to do so and will have legal counsel review.

Chair Allard asked the wood cutting plans for the property. Mr. Varney explained on the map, how much of the wooded property would maintain which is about 25% with a woodland buffer zone. This includes trees and some scrub.

Chair Allard closed the public hearing at 7:58pm.

Chair Allard he stated he has some conditions but doesn't see why they shouldn't approve this. He proposed making a condition of no further tree cutting in zone C, noting it is a state thing but it should still be clarified; he suggested formally adding follow up inspections for the Code Enforcement Officer. Ms. Zuzgo stated she is working with the Town Administrator to develop a process and spreadsheet for inspections, noting it can't be a condition of approval as the applicant has no control over it. Chair Allard stated he would also like them to file an affidavit with the Registry of Deeds for follow up on inspections. He suggested using the language in Zoning Ordinance 17.G.3. and add that the storm water management stays with the land.

Mr. Craycraft made a motion to approve the conditional use permit for Map 101, Lot 025, with the following conditions:

- 1. Article XVII, Section G.3.a, provide covenants with the Strafford County Registry of Deeds, that provide that the obligations of the Storm Water Management Operation and Maintenance Plan, run with the land;**
- 2. Article XVII, Section G.3.b, file with the Registry of Deeds, a legal instrument as necessary to allow the Town or its designee to inspect the Storm Water Management systems for compliance with the OM plan;**
- 3. No further tree cutting in Zone C of the waterfront buffer zone;**
- 4. Maintain a 25% unaltered woodland between 50 to and 100';**
- 5. Construction of docks or beaches will be done in accordance with NH DES requirements.**

Mr. Drummey seconded the motion. Motion passed, 4-0-0.

Approval of Minutes

March 5, 2019

APPROVED

Meeting of February 19, 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.**

Mail & Correspondence

Chair Allard stated an application received for removal and replacement of a new, seasonal dock on North Shore Road; the Board reviewed and discussed the size limits in the ordinance. The application is for 242 square feet and the Board discussed whether this should be passed onto the Conservation Commission for comment. Mr. Craycraft stated they would consider the impact on the shoreline and water body although its ultimately the decision of DES. He explained the applicants will still need a building permit to go forward with the construction at which point the Building Inspector can notify them the size is in violation of the Building Code.

New/Old/Other Business

SCRIP Suitability Map

Chair Allard stated he is still working to get the questions together, from the Board and proposed having Marcia Moreno-Baez present at the April meeting. Mr. Craycraft suggested any available ZBA members attend the April meeting as well.

Future Meeting

March 19, 2019, 7:00pm, Workshop Meeting, New Durham Town Hall

Other

The Board discussed regulating issues such as Air B&B, tiny houses, etc, noting the Planning Board doesn't have jurisdiction to create regulations on issues that the State does not explicitly give them the authority to regulate.

Ms. Zuzgo asked what the Board's plans are for workforce housing. The Board discussed the aging population of the Town and Ms. Zuzgo explained the issues that have been coming up with finding places for residents who become homeless within the Town.

Adjourn

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

The meeting was adjourned at 8:59pm.

Respectfully Submitted,

Jennifer Riel, Recording Secretary

New Durham Planning Board
March 5, 2019
APPROVED