

*New Durham Planning Board
August 6, 2019
Approved*

**NEW DURHAM PLANNING BOARD
New Durham Town Hall
August 6, 2019, 7:00p.m.**

Present

Bob Craycraft, Acting Chair
Scott Drummey, Member
David Wessel, Member
Jennifer Thompson, Alternate Member

Excused Absence

Jeff Allard, Chair
Dorothy Veisel, Board of Selectmen representative

Also Present

Laura Zuzgo, Administrative Assistant
Tom Varney, Varney Engineering
Paula Mason, Applicant
John Simard, Abutter for Mason
Lea Simard, Abutter for Mason
Jamie Fegan, Applicant
Scott Perry, Applicant
Lon Berry, Jr., Applicant

Call to Order

Vice Chair Craycraft called the meeting to order at 7:00pm. Jennifer Thompson, alternate member, was appointed by the Vice Chair to sit on the board in Mr. Allard's absence.

Agenda Review

Vice Chair Craycraft stated that at the last meeting there were technical difficulties with the minutes so there are no meeting minutes for review.

Public Input

No public input was given.

Public Hearing –

Conditional Use Permit: Steep Slopes, Varney Engineering representing Paula J Mason, Map 118 Lot 011, 354 Merrymeeting Road

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The Board reviewed the application packet as presented. Ms. Zuzgo confirmed all fees were paid, public notices were posted and abutters were notified. She also noted there was a Notice of Decision issued by the Zoning Board of Adjustment on 6/24/2019 for the variances. Vice Chair Craycraft stated ZBA Chair Jarvis made a motion to approve the request for variance to Article V, Section D and Article XXI, Section G.2.E with the following conditions: receive Conditional Use permit from the New Durham Planning Board, comply with any conditions from the Planning Board, NH DES septic system permit, basement not to become living space to remain unfinished and carport is not to be enclosed.

Mr. Drummey made a motion to accept the application for a Conditional Use Permit for Map 118, Lot 011, as complete as presented. Mr. Wessel seconded the motion. Motion passed, 4-0-0.

Vice Chair Craycraft opened the public hearing at 7:06pm.

Tom Varney, Varney Engineering, explained the location of the property and outlined the proposed plans which include demolition of the existing cottage and rebuild on the same footprint, although slightly larger by 196 square feet. There will be a new foundation, new septic system and well along with storm water measures for the steep slopes. He stated the Storm Water Management Plan has been completed. Pictures of the current house along with the maps and proposed plans were presented for review. It was noted the lot is less than 5,000 square feet with the lake being across the street. Mr. Varney explained the new septic would be installed behind the house as well as the location of the new well and the property setbacks which were discussed with the Zoning Board. He explained that the drainage analysis shows that with the steep slopes the water would drain down the ridge and into a culvert system under the road along with the utilization of catch basins and drywell to catch water off the eaves of the house. Vice Chair Craycraft asked if there is any history of erosion problems in the area. Mr. Varney replied there is none he is aware of. Mr. Drummey asked if there is a life time for the drywell. Mr. Varney explained when its 1/3 full (of sand) it will need to be cleaned out and that is included in the management plan. It was also confirmed there are no wetlands on the property and the house will not be moving closer to the lake. Vice Chair Craycraft stated they want to ensure things are maintained and that it is built into the deed and suggested it be included in the motion.

Vice Chair Craycraft opened the hearing for public comment.

Paula Mason, applicant, asked if she needs to call for inspections or will the Town notify her of the inspection. The Board replied that the Building Inspector would be following through the construction phase and the ordinance indicates that the Town needs to inspect but the property owner also needs to keep records of maintenance.

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Concern was voiced by an abutter about runoff and silt that accumulates in the catch basins. He stated there is no culvert in the area and just a piece of pipe and asked whether someone from the Town will address it so the sediment from the side of the road doesn't end up in his catch basin. Mr. Varney replied that they could monitor any damage and address it with costs being the responsibility of the applicant. He noted they would also be applying for a driveway permit with review and approval by the Road Agent.

The Public Hearing was closed at 7:48pm.

Mr. Drummey made a motion to approve the Conditional Use Permit for Map 118, Lot 011, 354 Merrymeeting Road, with the following conditions:

- 1. The applicant shall abide by the Zoning Ordinance in Article XVII, Section G.3 in order to maintain the Storm Water Management Systems including payment of the appropriate fees, currently \$45, according to the Storm Water Regulations; during the construction process,**
- 2. The engineer and Town Road Agent will cooperate in order to monitor the 12" culvert; any damage to the 12" culvert will be reengineered and repaired and agreed to by the Road Agent. Ms. Thompson seconded the motion. Motion passed, 4-0-0.**

Public Hearing:

Jamie Fagan & Scott Perry-F & P NH Property, LLC, Map 251 Lot 025, 69 State Route 11-Change of Use Non-Residential Site Plan Review

The Board reviewed the application as presented. Ms. Zuzgo confirmed all fees were paid, public notices were posted and abutters were notified.

Mr. Drummey made a motion to accept the application for Map 251, Lot 025 as complete as presented. Ms. Thompson seconded the motion. Motion passed, 4-0-0.

Vice Chair Craycraft opened the Public Hearing at 7:54pm.

Scott Perry, applicant, explained they have an unused building on the property and someone local is looking to expand their business closer to Route 11. The building is currently vacant.

The Board reviewed the maps and plans presented. It was explained that parking would not be an issue and confirmed the bait business would be operated year-round. The business currently consists of mostly bulk delivery sales but they are looking to expand with a retail bait shop.

Vice Chair Craycraft opened the hearing for public comment.

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Mr. Drummey asked about the storage of bait in tanks and how the water is handled. It was explained the water goes with the bait and they don't typically have water to get rid of and there is a filtration system to catch the waste which is removed and disposed in his home garden although the amount is not more than 5 gallons in a season.

The Public Hearing was closed at 8:01pm

Mr. Wessel made a motion to approve the Site Plan as presented by Jamie Fagan and Scott Perry, Map 251 Lot 025 located at 69 State Route 11. Ms. Thompson seconded the motion. Motion passed 4-0-0.

Public Hearing:

Kathlyn G Box, Map 260 Lot 005, 88 Ridge Road-Conditional Use Permit-ADU
The Board reviewed the application as presented. Ms. Zuzgo confirmed all fees were paid, public notices were posted and abutters were notified.

Mr. Wessel made a motion to accept the application submitted by Kathlyn G Box, Map 260 Lot 005, 88 Ridge Road for a Conditional Use Permit-ADU, as complete. Mr. Drummey seconded the motion. Motion passed, 4-0-0.

The Public Hearing was opened at 8:05pm.

Kathlyn Box, applicant, gave an overview of the proposed plans for the Accessory Dwelling Unit, noting it would be approximately 600 square feet; the existing septic system is for a three bedroom home and presented pictures showing the change of one bedroom into an office and that the additional unit will be the third bedroom. Mr. Drummey asked what the percentage of the existing building that the ADU would be. The Board discussed the restrictions and it was noted that the ADU may not exceed the total footage of the primary dwelling and confirmed this would not. It was noted parking would not be an issue as the lot size is 11 acres. Ms. Box explained proposed changes for doors and egress. The Board reviewed the plans and pictures presented. It was noted the plans also meet ADA compliances.

The Public Hearing was closed at 8:22pm.

Mr. Wessel made a motion to approve the Conditional Use Permit for an ADU as submitted for Map 260, Lot 005. Mr. Drummey seconded the motion. Motion passed, 4-0-0.

Other

Ms. Thompson asked how the meeting with Strafford Regional Planning Commission went. Mr. Drummey stated several versions of the map were presented and reviewed by

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the Board. Ms. Thompson stated a suggestion was made by someone reviewing the maps to have a clear layer over the maps and Ms. Zuzgo stated they will be discussing that with Cartographic to have it added to the GIS site.

Ms. Zuzgo stated she is asking for a change to the procedures for having applicants pay for certified mailings. She stated it will be easier for her and the applicant if they still provided the addressed envelopes and certified mailer slips and the postage be paid to the Town. The envelopes could then be run through the postage meter. This will be discussed at the workshop meeting.

Next Meeting

August 20, 2019 – One hearing and Workshop

Adjourn

Made a motion to adjourn. Seconded the motion. Motion passed, 4-0-0.

The meeting was adjourned at 8:42 PM

Respectfully Submitted,

Jennifer Riel, Recording Secretary