

*New Durham Planning Board Meeting  
September 5, 2017  
Approved*

**NEW DURHAM PLANNING BOARD  
New Durham Town Hall  
September 5, 2017, 7:00p.m.**

**Present**

Scott Drummey, Chair  
Rod Doherty, Selectman Representative  
Dot Veisel, Member

**Excused Absence**

Bob Craycraft, Vice Chair  
Jeff Allard - Member

**Also Present**

Laura Zuzgo, Administrative Assistant	Terry Jarvis, Chair CIPC
Tom Varney, Engineer	Bill Bailey, Resident
Bob Stohl, Engineer	Michael Aversa, Resident
Gary Oickle, Resident	Dan Masessa, Resident
Cheryl Giaquinta, Resident	Bob Welch, Resident
Mary Welch, Resident	Fred Quimby, Resident
Paul Raslavicus, Resident	

**Call to Order**

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

Terry Jarvis, presented copies of the CIP report. She asked the Board to review and come back with questions in two weeks.

**Public Hearing**

**Bailey Family Partnership – Conditional Use Permit Map 121, Lot 44**

Tom Varney, Varney Engineering of Alton, NH, gave a summary the details of the conditional use permit application. He explained the survey that has been completed. Copies of the survey and maps were presented for review by the Board and Mr. Varney explained the necessity of the permit due to slopes on the lot. The details of the building and lot changes were reviewed as well. Chair Drummey clarified a shoreline permit has been submitted to the State of NH but is pending approval. The Board reviewed the application for completeness.

**Ms. Veisel made a motion to accept the application as complete for Map 121, Lot 044 on the condition the DES shoreline permit is accepted and received. Selectman Doherty seconded the motion. Motion passed, 3-0-0.**

Paul Raslavicus, resident, noted the variance for this is coming before the Zoning Board of Adjustment and asked if the approval of the Planning Board will cover that change. Chair Drummey stated the application indicates the footprint will remain the same. Mr. Varney replied he designed it to keep the footprint but they really want to add 2' to the overhang and obtain an

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even roofline, and that is covered with the application to the ZBA. The building won't be any closer to the lake and will remain within the 75' setback.

**Ms. Veisel made a motion to continue the public hearing of Map 121, Lot 044 to the meeting of September 19, 2017. Selectman Doherty seconded the motion. Motion passed, 3-0-0.**

Mr. Raslavicus asked for clarification in the plans, noting the original building will be demolished and a new building replacing the existing. He referenced Ordinance 21 regarding new and reconstruction of buildings and outlined the setback requirements within the ordinance. There was discussion whether the 75' setback is applicable to this case. The conclusion was that because the building was being destroyed under obsolescence and can be replaced in kind.

Chair Drummey closed the public hearing.

**Public Hearing**

**Michael Aversa – Boundary Line Adjustment (continued)**

Chair Drummey stated he discussed adjusting the size of a woodlot with legal counsel and it was confirmed they do not need to remove the lot from woodlot status prior to adjusting the size. Maps of the lot were reviewed and discussed. Mr. Aversa explained they have no intentions to build and the lot will remain a woodlot.

**Ms. Veisel made a motion to accept the application for a boundary line adjustment for between New Durham Tax Map 263, Lot 21, and Map 263, Lot 22, subject to the following conditions: the application be resubmitted with completion of the checklist. Selectman Doherty seconded the motion. Motion passed, 3-0-0.**

**Ms. Veisel made a motion to approve the request for a boundary line adjustment between New Durham Tax Map 263, Lot 21, and Map 263, Lot 22 by exchanging parcel A which is 15,430 square feet for parcel B which is 15,430 square feet, maintaining the same lot areas of both lots. Selectman Doherty seconded the motion. Motion passed, 3-0-0.**

**Gary Oickle - Building on Class VI Road**

Chair Drummey stated the Land Use Clerk and Town Historian did research regarding Edgerly Road. It was determined the Town voted in 1881 to discontinue Edgerly Road and it is no longer a legal road by definition and it is not a Class VI road. Copies of the meeting minutes were reviewed. Ms. Zuzgo stated the Board of Selectmen commented in 2002 on the use of the road, advising a resident to develop maintenance agreements with the abutting property owners. Ms. Zuzgo stated there are no agreements on file with the towns or registry of deeds. It was noted that the current applicant will need to get agreements with all the abutters for road maintenance and use of the roadway. The Board clarified the applicants need written permission from abutters for use of the road.

**Approval of Minutes**

Meeting of August 15, 2017 – Edits were made. **Ms. Veisel made a motion to approve the minutes as amended. Selectman Doherty seconded the motion. Motion passed, 3-0-0.**

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**Mail & Correspondence**

Chair Drummey noted multiple wetlands permits were received.

There was further discussion of the Bailey Conditional Use Permit application.

**Other Business**

**Budget**

The Board reviewed the budget year-to-date expenditures and discussed budget requests.

Ms. Veisel stated that during budget discussions they talked about increasing contracted services and suggested doing so for all the boxes of documents the assessing office has that need to be scanned. Ms. Zuzgo stated they are required by law to keep paper copies on file too. There was discussion of the software conversion for assessing and digital document storage.

**Town Owned Properties**

The Board discussed town owned properties. Chair Drummey stated it's his recommendation that the buildable lots be put up for sale and the lots that are not, be offered to abutters. Ms. Veisel explained the lots in Copple Crown Village District are grandfathered to be buildable lots.

Selectman Doherty stated there has been discussion by the Board of Selectmen about handling properties with regards to abutters and the recommendations are similar to that of the Planning Board. There was discussion of the lots located on the Alton/New Durham town line. Ms. Zuzgo explained how the change came about with mappers and surveyors.

**Adjourn**

**Ms. Veisel made a motion to adjourn. Selectman Doherty seconded the motion. Motion passed, 3-0-0.**

The meeting was adjourned at 10:13pm.

Respectfully Submitted,

Jennifer Riel, Recording Secretary