

**TOWN OF NEW DURHAM  
PLANNING BOARD MEETING  
October 28, 2020, 7:00p.m.  
Virtual Meeting, New Durham, NH 03855**

*DRAFT: These minutes are strictly a draft copy and are awaiting amendment or approval at a subsequent, duly noticed public meeting. Amendments to these minutes will be noted in the minutes of said meeting. The draft will be posted on the website as a draft copy for public informational use only.*

*Under the emergency provisions of RSA 91A, this meeting took place electronically via Zoom.*

*IN LIGHT OF THE COVID 19 (CORONA VIRUS) SOCIAL DISTANCING  
ADVICE MADE BY THE GOVERNOR AND CDC, THE TOWN OF NEW DURHAM NH  
FOLLOWING A DECLARATION OF EMERGENCY BY THE PLANNING BOARD  
CHAIRPERSON, IS PROVIDING A MEETING PARTICIPATION VIA TELEPHONE  
CONFERENCE FOR YOUR SAFETY.*

*This meeting is for members and the public to utilize the Zoom platform to prepare for future meetings and public hearings. All members of the Planning Board and Town Administrator have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following. In accordance with Governor's Executive Order #12, pursuant to RSA 91-A: 2*

*In accordance with Governor's Executive Order #12, pursuant to RSA 91-A: 2  
Join Zoom Meeting*

<https://us02web.zoom.us/j/85957567913?pwd=RUt5NkRsS0dxVXg1ME14ZjFHTUhzdz09>

*Meeting ID: 859 5756 7913 Password: 541661  
Or via telephone number: 1-646-558-8656  
Meeting ID: 859 5756 7913 Password: 541661*

*Technical difficulties contact Town Administrator Scott Kinmond at  
skinmond@newdurhamnh.us or by phone at 603-556-1516. Assistance with Zoom  
application please contact Brian Cauler at ndlanduse@newdurhamnh.us or contact  
Planning Board.*

*Note: Town of New Durham offers no security assurances to those connecting via PC to a third party software and hardware not configured or controlled by our IT Service provider.*

**PRESENT**

Jeff Allard, Chair – via Zoom  
Bob Craycraft, Vice Chair – via Zoom  
Scott Drummey, member – via Zoom  
Dorothy Veisel, Board of Selectmen representative – via Zoom  
David Bickford, member– via Zoom

### **ALSO PRESENT**

Scott Kinmond, Town Administrator – via Zoom  
Paul Raslavicus, resident – via Zoom

### **CALL TO ORDER**

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

Chair Allard confirmed the meeting was posted appropriately with access numbers. He stated that in the event the public is unable to access the meeting, it would be adjourned and rescheduled. Chair Allard stated all motions would be voted on by roll call. Chair Allard asked Planning Board members to introduce themselves and identify anyone in the room with them, as well as applicants, applicants' representatives and members of the public.

### **AGENDA REVIEW**

No changes were made.

### **PUBLIC COMMENT**

None.

### **Approval of Minutes**

Meeting of August 18, 2020– Edits were made. **Mr. Drummey made a motion to approve the minutes as amended. Ms. Veisel seconded the motion. Roll Call: Ms. Veisel – aye; Mr. Drummey – aye; Mr. Bickford – aye; Vice-Chair Craycraft – aye; Chair Allard – aye. Motion passed, 5-0-0.**

Meeting of September 1, 2020– Edits were made. **Mr. Drummey made a motion to approve the minutes as amended. Ms. Veisel seconded the motion. Roll Call: Ms. Veisel – aye; Mr. Drummey – aye; Mr. Bickford – aye; Vice-Chair Craycraft – abstain; Chair Allard – aye. Motion passed, 4-0-1.**

Meeting of September 15, 2020– Postponed

Meeting of October 6, 2020– Postponed.

Meeting of October 20, 2020– Postponed.

### **Planning Board Fees**

The Board reviewed and discussed the proposed changes in Planning Board-related fees.

It was noted the recording fees need to be adjusted and Chair Allard suggested \$20 which is the same as the Zoning Board of Adjustment.

The Board reviewed and discussed the report from Bruce Mayberry regarding changes to the impact fee.

### **Report from Joint Committee on Nonconforming Properties**

The Board discussed the State of NH RSAs regarding RSA 483-b, building nonconforming structures. It was agreed that they need to define the level of expansion which will be allowed. There are concerns about large homes being built on the waterfront and should not have been allowed. There are also issues with managing the Storm Water Management Plan maintenance inspections and the Board concurred with developing limits. The Board discussed using height limits to prevent large structures, noting many of the examples used, were still within the 15% impervious coverage limit. There was discussion about the impact on not just the water but the Town as a whole when larger homes are built on small lots. There was discussion how any ordinance can be avoided by either variance or special exception. It was suggested the language may be okay but the ZBA is allowing all the variances and special exceptions then suggested the wording allowing special exception may need to be removed. Chair Allard suggested he bring a draft proposal of wording for the next meeting to address the concerns discussed including anything within 75' of the water requiring a Conditional Use Permit; require compliance with Article 17/Storm Water Management Plan; rebuilds or expansions are moved back as far as possible.

### **Next Meeting**

November 5, 2020, 7:00pm.

### **ADJOURN**

**Mr. Drummey made a motion to adjourn. Ms. Veisel seconded the motion. Roll Call: Ms. Veisel – aye; Mr. Drummey – aye; Mr. Bickford – aye; Vice-Chair Craycraft – aye; Chair Allard – aye. Motion passed, 5-0-0.**

The meeting was adjourned at 9:22pm.

Respectfully Submitted,

*Jennifer L. Riel*

Jennifer Riel, Recording Secretary