

**TOWN OF NEW DURHAM  
PLANNING BOARD MEETING  
November 5, 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/89170008329?pwd=TIJsTXVVTCTWT1Y3TlZnSkxPWUxBUT0>

9

Meeting ID: 891 7000 8329 Password: 648423

Or via telephone number: 1-646-558-8656; Meeting ID: 891 7000 8329 Password: 648423

*Technical difficulties contact Town Administrator Scott Kinmond at [skinmond@newdurhamnh.us](mailto:skinmond@newdurhamnh.us) or by phone at 603-556-1516. Assistance with Zoom application please contact Brian Cauler at [ndlanduse@newdurhamnh.us](mailto: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  
Joe Wichert of Joseph M. Wichert, L.L.S. Inc. on behalf of Wayne Garland – via Zoom  
Peter Rhoades – via Zoom  
Joe Fillon, resident – via Zoom  
Wayne Garland, applicant – via Zoom

**CALL TO ORDER**

Chair Allard called the meeting to order at 7:03pm.

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.

**Review of Conceptual Consultation**

*Submitted by Joe Wichert of Joseph M. Wichert, L.L.S. Inc. on behalf of Wayne Garland, Map-260 Lot-033, 91 and 99 Ridge Road Map- 260 Lot-031.*

Joe Wichert of Joseph M. Wichert, L.L.S. Inc. on behalf of Wayne Garland, stated the intent is to swap the frontage and land so the Garlands can add a garage on the left side of the property. The lot line adjustment would eliminate a need for a variance. Mr. Wichert stated both lots are fully developed and it is an internal swap; he asked if the Board entertains waivers for things such as wetlands delineations, test pits, etc., for a lot line adjustment.

Mr. Craycraft stated they want to be sure the lot sizing standards are met; the full surveying information would not be needed but they can use the soil maps from the county.

Mr. Wichert noted there is a possibility for future plans of an accessory dwelling unit in the garage.

Mr. Drummey noted the strip between the two lots is an existing separate lot, designated as lot 32; its 11' wide. He suggested a merger be done first and survey will be needed.

**Review of Conceptual Consultation**

*Submitted by Peter Rhoades for 2 lot subdivision, 10 Bennett Road, Map 264 Lot-020.*

Peter Rhoades, applicant, stated he has a large lot which was subdivided 25 years ago, with a little lot in the corner and enough frontage on the road. He stated he would like to subdivide the large piece that remains although it would be nonconforming and is on a Class VI road. He

explained the cottage and driveway are on Bennett Road and the proposed driveway would be as well. Mr. Rhoades asked for the Board to give him recommendations and suggestions on what he can do. Chair Allard confirmed there is one lot bordering Ridge Top Road, and one bordering Bennett Road. It is unclear whether the lot would have 250' of frontage on Ridge Top. The Board concurred Bennett Road would need to be upgraded to a Class V road to access the lot.

### **Approval of Minutes**

Meeting of September 15, 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 October 6, 2020 Edits were made. **Ms. Veisel made a motion to approve the minutes as amended. Mr. Craycraft seconded the motion. Roll Call: Ms. Veisel – aye; Mr. Drummey – abstained; Mr. Bickford – aye; Vice-Chair Craycraft – aye; Chair Allard – aye. Motion passed, 4-0-1.**

Meeting of October 20, 2020 – Postponed.

Meeting of October 28, 2020 – Postponed.

### **New/Old/Other Business**

Chair Allard stated they have been working on regulations for building and rebuilding on waterfront properties; he stated he also wants to draft requirements for special exceptions and conditional use permits. He suggested having these ready to review with the Zoning Board of Adjustment and public hearings in December. There will be further discussion at the next meeting.

The Board discussed updating Class V road standards.

### **Mail & Correspondence**

#### **Next Meeting**

November 17, 2020, 7:00pm.

### **ADJOURN**

**Ms. Veisel made a motion to adjourn. Mr. Drummey 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 9:36pm.

Respectfully Submitted,

*Jennifer L. Riel*

Jennifer Riel, Recording Secretary