

NEW DURHAM PLANNING BOARD
New Durham Town Hall
November 16, 2017, 7:00p.m.

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.

Present

Chair Scott Drummey
Bob Craycraft, Vice Chair
Rod Doherty, Selectman
Dot Veisel, Member
Jeff Allard, Member
Freeman Goodrich, alternate member

Also Present

Laura Zuzgo, Administrative Assistant

Call to Order

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

Public Input

No public was present.

Agenda Review

No changes were made.

Approval of Minutes

Meeting of November 7, 2017 – Edits were made.

Ms. Veisel made a motion to approve the minutes as amended. Selectman Doherty seconded the motion. Motion passed, 5-0-0.

Review of Street Excavation Ordinance

Postponed until a full copy of the document is received.

Zoning Ordinance Review and Changes

Ms. Veisel stated regarding the term of “obsolescence”, definition is only referenced as a state regulation and she made suggestions for further clarification and explanation of this term used in the ordinance. The Board discussed the various aspects of the definition in regards to application and scenarios. There was also discussion of the definition of “repair”, restore and remodel.

Ms. Veisel made a motion to bring three definitions from the zoning ordinance for obsolescence, repair and remodel to public hearing. Selectman Doherty seconded the motion.

Mr. Allard made a motion to amend the motion to place" grandfather status for obsolescence is lost if rebuilding of structure is not completed two years after demolition" into said Article XXI, Section B. Ms. Veisel seconded the amendment. Amendment passed, 5-0-0.

The amended motion passed, 5-0-0.

Selectman Doherty stated he met with John Abbott, Building Inspector and presented Mr. Abbotts recommended changes to the Building Code. These were reviewed and discussed. There was also discussion of setting timeframes for Mr. Abbott scheduling inspections. Ms. Zuzgo noted he only works two days per week and works hard to get all appointments completed timely. She suggested working with Mr. Abbott if they want to set time frames. The Board discussed the definition of dwellings to include tents as Mr. Abbott noted he has been receiving complaints regarding use of tents. Mr. Abbott has requested clarification on dwellings and permanent structures. It was suggested the ordinance clarify permanent structures for residents must meet international building codes.

Mr. Allard stated regarding the Merrymeeting Lake Watershed edits, there were minor corrections and the second question from Town Counsel was the maps and district boundaries. It was suggested reference be made to official Town maps. The Board reviewed and discussed edits.

The Board reviewed and discussed RV trailer regulations. Mr. Allard suggested edits for more clarification on trailers and RVs. The Board discussed limiting trailers but agreed they can't limit the number of registered vehicles. There was also discussion of septic system requirements for setting up RVs. Ms. Zuzgo suggested contacting campground owners for some suggestions.

Mr. Craycraft stated he worked on some changes and edits to removing woodlot status to convert parcels to merge or building lots. These were reviewed and discussed. Mr. Craycraft stated he developed a definition for more clarification on wood lots. The Board discussed there needs to be a statement noting no new woodlots will be created after 2018. There was also discussion of the implications of continuing to allow this lot status and road classifications.

Chair Drummey stated he is still working on things for the "tiny" houses and there was discussion about considering them trailers. Chair Drummey stated there are many ways a "tiny house" can be built, including on wheels and a foundation and that's where the problems are, noting there is a wide variety of ways these are regulated. The Board discussed how ordinances and regulations can be established to address tiny homes.

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Next Meeting

Tuesday, December 2, 2017, 7:00pm, Town Hall

Adjourn

Robert Craycraft made a motion to adjourn, seconded by Dot Viesel. Motion passed, 5-0-0.

The meeting was adjourned at 10:18pm.

Respectfully Submitted,

Jennifer Riel, Recording Secretary