

**NEW DURHAM PLANNING BOARD
New Durham Town Hall
October 17, 2017, 7:00p.m.**

Present

Scott Drummey, Chair
Bob Craycraft, Vice Chair
Rod Doherty, Selectman
Dot Veisel
Jeff Allard

Also Present

Laura Zuzgo, Administrative Assistant
Tom Varney, Varney Engineering
Scott Weeden, Resident

Call to Order

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

Public Input

None.

Agenda Review

Chair Drummey added Bailey Public Hearing noting that it was dually noticed.

Bailey Public Hearing (Amended Application)

The board reviewed the application for the Bailey Family Trust conditional use permit for Map121, Lot 44 and Chair Drummey opened the public hearing.

Tom Varney, Varney Engineering, noted the application was reviewed at the last meeting but there was an issue with the additional 14 square feet and the 75' setback. Mr. Varney confirmed they received approval for the additional square footage and setback from the Zoning Board. The board reviewed the approval of the ZBA along with the proposed building and property plans. Mr. Allard questioned the setback approval. Ms. Zuzgo noted the ZBA had consulted Town legal counsel prior to the decision. Mr. Varney explained the Town Counsel determined the shoreland protection zone is not applicable in this case. Ms. Viesel noted the ZBA discussed this extensively and ultimately approved it.

Ms. Veisel made a motion to approve the conditional use permit for Map 121, Lot 44. Mr. Allard seconded the motion. Motion passed, 4-0-1, with Bob Craycraft abstaining.

Mail/Correspondence

Chair Drummey noted an application for a wetlands permit for a dock was received dated September 7 and the Board reviewed the application. It was noted there is an existing dock, adequate frontage and the process of removal of dock was briefly discussed. Mr. Allard questioned whether more than one dock is allowable and there be a recommendation from DES. Chair Drummey will draft a letter to send to Conservation requesting clarification of plans.

The board reviewed and discussed the street ordinance regarding excavation. It was tabled due to a printing issue.

Ordinance Amendment Changes for 2018 Warrant Article

There was discussion of the woodlot ordinance and a suggestion was made to remove the designation and replace it with nonconforming uses for lots. There was further review and discussion of possible ordinance changes. Mr. Craycraft will draft a rewording for the woodlot status designation. Ms. Zuzgo stated the ZBA has requested the Planning Board consider putting into the ordinance more restrictions for seasonal camps as many have been being upgraded and it's taking a toll on the lake. The board discussed implications of building/rebuilding of existing buildings, specifically regarding square footage and setbacks. Ms. Zuzgo stated the Building Inspector has requested the Planning Board advise on how to handle Air B&B's as there are several currently in Town. Ms. Zuzgo stated another issue that came up is outhouses and privies, noting there are two different ordinances. These were reviewed and Mr. Allard noted all systems now need DES approval. The board reviewed the sign ordinance; Ms. Zuzgo explained common scenarios where signs are technically illegal. Re-writing of ordinances was distributed among board members for review at the next meeting.

Approval of Minutes

Meeting of June 26, 2017 – Edits were made. **Ms. Veisel made a motion to approve the minutes as amended. Mr. Allard seconded the motion. Motion passed, 5-0-0.**

Meeting of October 3, 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.**

Adjourn

Mr. Craycraft made a motion to adjourn. Mr. Allard seconded the motion. Motion passed, 5-0-0.

The meeting was adjourned at 9:46pm.

Respectfully Submitted,

Jennifer Riel, Recording Secretary