

Town of New Durham Planning Board Meeting

February 15, 2022

APPROVED March 15, 2022

**TOWN OF NEW DURHAM
PLANNING BOARD MEETING**

February 15, 2022, 7:00PM

New Durham Town Hall, New Durham, NH 03855

APPROVED March 15, 2022

Join Zoom Meeting

<https://us02web.zoom.us/j/89507787468?pwd=U3VjN1NRa0JTVUZMMEE4eWhzbXV1dz09>

Meeting ID: 895 0778 7468 Password: 550074 Workshop Zoom Link

Or via telephone number: 1-646-558-8656 Meeting ID: 895 0778 7468 Password: 550074

*Technical difficulties or For Assistance with Zoom application please contact Land Use
Administrative Assistant Robin McClain 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, Planning Board Chair

Bob Craycraft, Planning Board Vice Chair

David Bickford, Planning Board member

Scott Drummey, Planning Board member

ALSO PRESENT

Robin McClain, Land Use Assistant

Nicole Zoltko, Town Administrator

Alaina Rogers, Strafford Regional Planning Commission

EXCUSED ABSENCE

Dorothy Veisel, Board of Selectmen representative

CALL TO ORDER

Chair Allard called the meeting to order at 7:04PM.

AGENDA REVIEW

No changes were made to the agenda.

***CONTINUED PUBLIC HEARING - Storm Water Conditional Use Permit application
submitted by Jones and Beach Engineers on behalf of Paul Berlind, Map 116 Lot 012, on 206
South Shore Road***

Chair Allard reopened the public hearing at 7:05PM. He stated Eric Reiter had a list of questions for Brad Jones of Jones and Beach Engineers for the plans and they are waiting for Mr. Jones and Mr. Reiter to work together to come to agreements and move forward. Chair Allard stated he talked with Mr. Jones and he agreed to continue the public hearing to the March 1, 2022 meeting.

Mr. Drummey made a motion to continue the public hearing for the Storm Water Conditional Use Permit application submitted by Jones and Beach Engineers on behalf of Paul Berlind, Map 116 Lot 012, on 206 South Shore Road to March 1, 2022 at 7:00PM. Vice Chair Craycraft seconded the motion. Motion passed, 4-0-0.

Continued discussions with members of the Strafford Regional Planning Commission to review PREPA Grant progress on waterfront properties

Chair Allard stated the Board requested all the setbacks be made consistent throughout the regulations and confirmed that has been done. He stated his goal for this meeting is to review and finalize the grant budget and develop a plan for what work remains to be done before the grant expires in June.

The Board reviewed proposed budget allocations. It was noted there was a \$3,000 allocation for review of the accessory dwelling unit ordinance and \$2,000 for minimum lot size tables. Ms. Rogers stated SRPC will need documentation that those have occurred by June. She confirmed they have documentation from meeting minutes that the Planning Board may use “in-kind” services in place of cash. Town Administrator Zoltko stated she is concerned about the \$2,000 which was encumbered because it was for work done prior to receiving the grant; she suggested it may not qualify as the work was done and payment processed in 2021. She stated the Planning Board has \$3,000 set aside in the budget for revisions to ADU Ordinance language. Ms. Rogers stated she will verify with SRPC, but the \$2000 spent prior to the grant should be accepted.

The Board discussed whether they would have time to update the ADU ordinances before June. Mr. Drummey noted there is legislation pending which could affect any ordinance changes. Chair Allard asked Ms. Rogers to look into who they should consult with ADU updates to try to get it done by June. Vice Chair Craycraft confirmed the soil updates were received and suggested the information be incorporated with the ADUs.

Ms. Rogers outlined her plans for community outreach and providing voter information for the March 8 voting day regarding the proposed ordinance changes and goals for water protection. She stated she would provide maps showing the shorefront conservation district along with all the water bodies. Ms. McClain confirmed the most recent revisions of the articles are available on the Town website.

The Board reviewed and discussed Table 8. Ms. Rogers stated the scientific data and information requested by the Board is included as well as SRPC recommendations. Mr. Bickford suggested more data is needed on lakes in our area versus estuaries in the Seacoast area. There was extensive discussion about the definitions of water bodies which would be affected by the setbacks. Town Administrator Zoltko pointed out consistency and language are important for helping the ZBA and the Building Inspector/Code Enforcement Officer in going out and enforcing the ordinances.

February 15, 2022

APPROVED March 15, 2022

Ms. Rogers will continue working on the table and gather the additional information requested by the Board and meet with the Board again on March 15, 2022. Chair Allard asked her to also forward the draft revised water quality and wetland conservation articles for review by the Board.

Vice Chair Craycraft suggested having the Adam Doiron review for input but its unclear whether the funds would be available. Town Administrator Zoltko stated it would be a good goal after the current project is complete as there may be some funds left over. Chair Allard asked to have Mr. Doiron attend the next meeting for follow up to the proposed changes.

Discussion of Planning Board Objectives for 2022

Town Administrator Zoltko stated she has talked with the Building Inspector and Deputy Building Inspector to come up with some goals and objectives which include having a workshop with the Planning and Zoning boards together with legal to talk about the directions of the staff and scope of the board. She stated a group meeting would be good the Building Inspector as well.

Chair Allard stated they need to come up with a process for following up on the conditions of decisions. He stated another issue that hasn't been addressed yet is the definition of commercial and industrial development. Chair Allard stated affordable housing is also needed, noting it is a nationwide issue of concern. He suggested they further study the issue of high-density housing; Mr. Drummey noted the ordinance doesn't currently allow it. Vice Chair Craycraft noted there is also a limit of units on a lot. Chair Allard suggested asking Paul Raslavicus to go through the articles to look for contradictions.

APPROVAL OF MINUTES

Meeting of January 27, 2022 – Edits were made. **Vice Chair Craycraft made a motion to approve the minutes as amended. Mr. Bickford seconded the motion. Motion passed, 4-0-0.**

Meeting of February 1, 2022 – Edits were made. **Vice Chair Craycraft made a motion to approve the minutes as amended. Mr. Bickford seconded the motion. Motion passed, 4-0-0.**

NEXT MEETING

March 1, 2022, 7:00PM, New Durham Town Hall

ADJOURN

Mr. Drummey made a motion to adjourn. Vice Chair Craycraft seconded the motion. Motion passed, 4-0-0.

The meeting was adjourned at 10:03PM.

Respectfully Submitted,

Jennifer Riel

Jennifer Riel, Recording Secretary