

Town of New Durham Planning Board Meeting

April 5, 2022

Approved May 3, 2022

**TOWN OF NEW DURHAM  
PLANNING BOARD MEETING**

**April 5, 2022, 7:00PM**

**New Durham Town Hall, New Durham, NH 03855**

*APPROVED May 3, 2022*

*Join Zoom Meeting*

*<https://us02web.zoom.us/j/81801356357?pwd=dndnZnpTQStOeVlGT25MRGloREJvdz09>*

*Meeting ID: 81801356357 Passcode: 551829*

*Or via telephone number: 1-646-558-8656; Meeting ID: 898 5110 3167 Passcode: 715184*

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

Bob Craycraft, Planning Board Vice Chair – joined at 7:28PM

Marc DeCoff, Board of Selectmen representative

David Bickford, Planning Board member Scott

Drummey, Planning Board member

**EXCUSED ABSENCE**

Jeff Allard, Planning Board Chair – excused absence

**ALSO PRESENT**

Robin McClain, Land Use Assistant

Don Blackden, resident

Scott Lacroix, Building Inspector – via Zoom Dorothy

Veisel, resident – via Zoom

**CALL TO ORDER**

Mr. Drummey, acting chair, called the meeting to order at 7:00PM. He stated Chair Allard is absent for the meeting and Vice Chair Craycraft will arrive late.

## **PUBLIC INPUT**

None.

## **AGENDA REVIEW**

No changes were made to the agenda.

### ***Continued discussion on wood lot status.***

Mr. Bickford stated at the last meeting it was agreed to get input from Town Counsel but none has been received. Ms. McClain replied that Chair Allard wanted to hold off on seeking legal counsel until they had gone back and reviewed all the meeting video discussions regarding this. Mr. Blackden stated he specifically requested that the Board get legal counsel on this. Mr. Drummey stated some members of the Board wanted legal counsel but they are being advised by the Town Administrator to refrain from legal counsel unless necessary. He stated there have been problems in the past where people want to build on wood lots but there isn't enough road frontage; with permission from the Board of Selectmen, permission has been granted for building but the roads had to come up to Class V standards. Mr. Blackden stated the language regarding removal of lots from woodlot status is clear but there is nothing about the process for putting lots into woodlot status; he stated the decision was made to remove the language which prohibited new wood lots. Mr. Blackden asked if the Board has a position now. Mr. Drummey stated he is the only member who has been a part of this discussion to this point. Mr. Blackden asked that the Board obtain legal counsel on this; he explained he wants to create four buildable lots on the road with a remaining lot in the back be kept as a woodlot; he stated they plan to keep two of the lots in the family and he wants to avoid further delay. Mr. Drummey stated at this point they need to discuss this with Town Counsel and clarify whether woodlots can be created; without a full Board in attendance, nothing can be resolved right now. It was agreed to continue the discussion to the meeting of April 19. Mr. Blackden reiterated this was discussed two weeks ago and no progress has been made since that time.

**Mr. DeCoff made a motion that the New Durham Planning Board ask Town Counsel if the ability to create a woodlot was taken out of the Zoning Ordinance in 2018; and also make all paperwork available by Don Blackden to the Planning Board. Mr. Bickford seconded the motion. Motion passed, 3-0-0.**

Vice Chair Craycraft joined the meeting at 7:28PM.

Mr. Blackden stated the Town has done a town-wide natural resource inventory; he stated its expensive and questioned what the Board does with the information provided in the inventory as required by the subdivision regulations. Mr. Drummey stated they look at the buffers and areas affected and may request that lines be adjusted. Vice Chair Craycraft stated the Town's inventory is based on a broad brush approach; the resource inventory required with subdivision regulations are more site-specific.

***Review and approval of applicant fee sheet changes***

Ms. McClain stated the only change to the fees was for advertising in *The Baysider* up to \$150. Mr. Drummey asked Mr. Lacroix if he feels the fees are adequate and whether costs are covered. Mr. Lacroix stated he doesn't think the fees should be more than the costs but these fees don't have anything to do with the Building Inspector. Ms. McClain explained the application fees are for the costs associated with the notification process.

**Mr. DeCoff made a motion to raise the newspaper fee for the public notice in *The Baysider* notice from \$100 to \$150. Mr. Bickford seconded the motion. Motion passed, 4-0-0.**

***Review of BMP spreadsheet and policy on non-compliance***

The Board reviewed the inspection fee policy. Mr. Lacroix asked how the fees are determined. Vice Chair Craycraft stated the ordinance allows fees to be levied and were developed when the ordinance was developed with input from the Building Inspector at that time, around 2012. Ms. McClain confirmed BMPs were done in 2011. Vice Chair Craycraft stated the storm water management ordinance went into effect in 2011. Mr. Lacroix asked how the inspections are being handled, noting he has not seen any inspection sheets; he stated depending on the time involved, the fees may need to be adjusted. Vice Chair Craycraft stated they are working on getting a better policy in place for tracking BMPs and inspections. Mr. Lacroix stated he has not received any in the last year he has been with the Town. It was clarified there is no specific policy but the regulations and zoning ordinances provide the details for enforcement; all the decisions which have BMPS would be the record for reference. Mr. Lacroix stated he can give more input on whether fees need to be increased after he completes some inspections.

Mr. Lacroix left the meeting at 8:00PM.

***Continued review of soil table revisions***

Mr. Drummey stated he has made edits based on Adam Doirion's recommendations. The Board reviewed the soil table revisions. Mr. Drummey asked how they can have applicants going forward, use this new and revised data, noting it can't be required at this point as it requires a public hearing before its formally adopted.

Mr. Drummey stated the Strafford Regional Planning Commission also submitted a new soils map which will be part of the PREPA grant.

Dorothy Veisel joined the meeting at 8:30PM.

## APPROVAL OF MINUTES

Meeting of March 1, 2022 – Edits were made. **Mr. Drummey made a motion to approve the minutes as amended. Mr. Bickford seconded the motion. Motion passed, 3-0-1.** Mr. DeCoff abstained.

Meeting of March 15, 2022– Edits were made. **Mr. Bickford made a motion to approve the minutes as amended. Mr. Drummey seconded the motion. Motion passed, 3-0-1.** Mr. DeCoff abstained.

*Next Meeting: April 19, 2022*

## ADJOURN

**Mr. Drummey made a motion to adjourn. Mr. DeCoff seconded the motion. Motion passed, 4-0-0.**

The meeting was adjourned at 9:06PM.

Respectfully Submitted,

*Jennifer Riel*

Jennifer Riel, Recording Secretary