

**TOWN OF NEW DURHAM  
PLANNING BOARD MEETING  
May 3, 2022, 7:00PM  
New Durham Town Hall, New Durham, NH 03855**

**APPROVED MAY 17, 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**

Jeff Allard, Planning Board Chair

Bob Craycraft, Planning Board Vice Chair

Marc DeCoff, Board of Selectmen representative

David Bickford, Planning Board member

Scott Drummey, Planning Board member

**ALSO PRESENT**

Robin McClain, Land Use Assistant

Don Blackden, resident

**CALL TO ORDER**

Chair Allard called the meeting to order at 7:00PM.

**AGENDA REVIEW**

No changes were made to the agenda.

***Continued discussion on wood lot status***

Chair Allard stated they had a discussion with Town Counsel; it was her opinion that the language in the zoning ordinance is adequate, and she interprets it to say that new wood lots cannot be created however, it isn't entirely clear and she is unsure. Chair Allard stated it is up to the Board at this point to interpret and decide whether wood lots can be created.

Chair Allard stated he relayed concerns to her about whether the language is strong enough to hold up in court and at the last meeting, the Board concluded new wood lots could be created but

will revisit the discussion again. He asked if members of the Board have changes of thoughts on this at this point, after the input from Town Counsel. Chair Allard stated he believes its prudent to allow the creation of woodlots, at least through 2022. Mr. Bickford stated he believes the public understood the language of the warrant article in 2018 to allow the continued creation of new woodlots. Chair Allard pointed out that without woodlots, there is no legal means to subdivide land that is not buildable and that was the reason they changed the wording to allow continued creation of new woodlots. Mr. Bickford noted most towns require frontage on a Class VI road in order to subdivide. Mr. Drummey suggested specifying landlocked lots are not buildable. He also suggested that if a lot has frontage on a Class V road and can be subdivided, it doesn't qualify as a woodlot.

Don Blackden, resident, stated he purchased his lot with the intention of subdividing; he stated the Board can't put controls on what may happen in the future. Chair Allard stated they want to ensure there is proper development.

The Board agreed further discussion is needed; Chair Allard stated he wants to be sure there aren't unintended consequences and the Board discussed outside resources for guidance. Chair Allard stated he would put the question on *Planlink*.

Mr. Blackden asked if Site Plans are going to be needed. Mr. Drummey confirmed site plan regulations do not apply and site plans are only needed for commercial or multifamily applications.

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

Chair Allard stated they need to decide what recommendations they want to go with in terms of changing the tables and language from Adam Doiron. The Board reviewed and discussed the recommendations. Mr. Drummey stated he has gone through and included the recommendations in draft zoning ordinances. The Board agreed to finalize the plan for implementing the recommendations at the meeting of May 17. Chair Allard hopes to have the plans ready to go to public hearing this fall.

#### ***Review of information from SRPC in reference to the PREPA Grant***

The Board reviewed comment sheets from Strafford Regional Planning Commission; Chair Allard explained the grant wasn't sufficient to allow SRPC to go through line by line with recommendations but they did go through and make some suggestions on the Water Quality Overlay District.

### **APPROVAL OF MINUTES**

Meeting of April 5, 2022 – Edits were made. **Mr. DeCoff made a motion to approve the minutes as amended. Vice Chair Craycraft seconded the motion. Motion passed, 4-0-0.**

Meeting of April 19, 2022 – Edits were made. **Mr. DeCoff made a motion to approve the minutes as amended. Vice Chair Craycraft seconded the motion. Motion passed, 4-0-0.**

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### **Other**

Chair Allard stated he would like the Board to discuss and set a direction for addressing development in Town; he stated they need to define the businesses and development they want to attract. He suggested they need to ensure public input is included. The Board discussed exploring commercial development and agreed to form a committee to discuss this further.

### **ADJOURN**

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

The meeting was adjourned at 10:10PM.

Respectfully Submitted,

*Jennifer Riel*

Jennifer Riel, Recording Secretary