

NEW DURHAM PLANNING BOARD
New Durham Town Hall
February 4, 2020, 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

Jeff Allard, Chair

Bob Craycraft, Vice Chair

Scott Drummey – excused absence

Dorothy Veisel, Board of Selectmen representative – excused absence

David Wessel – excused absence

David Bickford, alternate member

ALSO PRESENT

Saph Lessard, resident

????, Lessard, resident

CALL TO ORDER

Chair Allard called the meeting to order at 7:00pm. He appointed Mr. Bickford as a member for this meeting in Mr. Wessel's absence.

Proposal for Conceptual Consultation for Commercial Use Garage

Saph Lessard, 19 Drew Road/Map 257, Lot 007

Saph Lessard, resident, stated that roughly where the green houses used to be, he wants to put an automotive repair shop. He stated he would like to know what he needs to do in order to get it approved. The Board reviewed and discussed the maps and it was clarified the lots in question, and one used to have green houses. It was noted there are steep slopes and wetlands/flood plane. Mr. Craycraft stated it is a very constrained property along Route 11; Mr. Lessard stated the survey plans he has from 2011, show a septic design. Mr. Bickford suggested reviewing the file for this property, noting he recalls it being a special case. Chair Allard asked if there is a driveway permit. It was noted there is a shared driveway for the lot and the house, and it is State-approved. Mr. Craycraft noted the lot is in the aquifer overlay district and the Board reviewed the rules for this district. Chair Allard noted commercial use may be permitted with special exception if determined to be a minor use and with an environmental impact study; there is a restriction on storage of petroleum related products that may apply with an auto repair; prohibited uses list automobile service-stations, junk or salvage yards as well as storage of hazardous materials and waste. Chair Allard stated they need to confirm if this lot is on an aquifer and if so, these restrictions will apply. It was noted this would be a minor commercial use so would have the same setbacks as a single family home. Mr. Lessard asked how the auto dealer up the road was approved. It was explained the lot was bigger and it took quite a while to get approval. Chair Allard explained there is also an appendix

regarding regulations on the building structure and appearance. Mr. Lessard stated he plans to build it conventionally, not a steel structure. He also outlined his plans for fluid containment and storage. The Board reviewed and discussed the setback requirements; it was noted the garage needs to be 20' from the road, and the parking lot 50' from the road and the side boundaries. Mr. Craycraft explained the setback on the back would need to be from flood plane. There was discussion whether a septic plan would need to be approved by NH DES. Mr. Lessard asked what he needs to do if he can't meet some of these requirements. Mr. Allard stated it would require a variance through the ZBA as the Planning Board does not do variances to ordinances. Mr. Craycraft suggested checking meeting minutes for the case when the property was subdivided to get an idea of whether the ZBA will grant variances. Chair Allard noted there was a building permit for new construction in 2006. The Board recommended the Lessards go to the ZBA for a special exception for a commercial use on the land; they can then return to the Planning Board with a conceptual plan. Chair Allard stated the special exception is needed because it is a change of use. Mr. Lessard asked if merging his two lots would help. Mr. Craycraft replied no, as there will still be the same constraints.

Application for splitting 39-acre lot to build house on newly formed second lot- Ernest Shipma, 192A Ridge Road/Map 260, Lot 023

Chair Allard stated that Mr. Abbott is concerned about the amount of road frontage for this. It was noted a completed application has not been received at this point as Mr. Shipma is only looking for guidance in regards to what would be needed. Mr. Craycraft suggested the "woodlot" status designation would need to be confirmed for this lot. Mr. Shipma was not present for the meeting so there was no further discussion.

REVIEW AND APPROVAL OF MINUTES

Meeting of January 7, 2020 – Edits were made. **Mr. Craycraft made a motion to approve the minutes as amended. Mr. Bickford seconded the motion. Motion passed, 3-0-0.**

Other

Chair Allard stated he attended today's Board of Selectmen meeting and explained some of the concerns he has in regards to ordinance violations, including the dark skies and RV/trailer ordinance. He stated the Board of Selectmen suggested he seek a periodic update from the Building Inspector on the cases being investigated.

ADJOURN

Mr. Craycraft made a motion to adjourn. Mr. Bickford seconded the motion. Motion passed, 3-0-0.

The meeting was adjourned at 9:36pm.

Respectfully Submitted,

Jennifer Riel, Recording Secretary