

**TOWN OF NEW DURHAM  
PLANNING BOARD MEETING  
July 5, 2023, 6:30 PM  
New Durham Town Hall, New Durham, NH 03855**

**PRESENT**

Marc DeCoff, Board of Selectmen Representative  
Scott Drummey, Planning Board Member  
Anne Ross-Raymond, Planning Board Member  
Bob Craycraft, Planning Board Vice Chair – via Zoom  
Jeff Allard, Planning Board Chair – Joined late

**ALSO PRESENT**

Scott Lacroix, Building Inspector  
Susan Stillwell, Land Use Assistant  
David Swenson, Board of Selectmen  
David Bickford, resident  
Peter Varney, Fire Chief  
Steve Oles, Norway Plains Associates

**CALL TO ORDER**

Mr. Drummey called the meeting to order at 6:30 PM.

Introductions were made of the Board members present.

**AGENDA REVIEW**

Mr. Drummey added Granite Ridge Development, phase 2.

**PUBLIC INPUT**

None.

**New/Old/Other Business**

**Review Plans for Library Land Swap – Scott Lacroix, and Steve Oles**

Mr. Oles described the boundary adjustment; he confirmed the adjustment has been approved by the Board of Selectmen and Town Voters via a Town Warrant Article. The Board reviewed the mylars presented.

The Town will get the land next to the Library and Mr. Weldon will get the mobile home lot (250-111). Mr. Weldon will also retain the remaining land of Map and Lot 250-112. He will not be merging the two lots. Mr. Drummey noted the Warrant Article does not indicate a merger is necessary; the vote was only to give the lot to Mr. Weldon.

Chair Allard joined the meeting at 6:45 PM.

David Bickford, abutter, asked how much wetlands are on the lots. Mr. Drummey stated that is not indicated. Mr. Bickford stated that a Memorandum of Understanding indicated Lot 250-111 would be merged to Lot 250-112; he stated the purpose of the deal was to make a non-conforming lot less nonconforming and merging was part of the deal. Mr. Drummey stated the MOU is not a binding document; the article passed by Voters is. Chair Allard stated he agrees with merging the lots however Mr. Bickford's concerns should be directed to the Board of Selectmen who are responsible for writing the Warrant Article which voters approved.

After reviewing and discussing the plans as well as the Warrant Article, the Board confirmed a non-conforming lot is not being created; it was also confirmed that the plans presented match what Voters voted for on the Town Warrant Article.

**MOTION: To approve the Boundary Line Adjustment of Map 250, Lot 112 as approved by Town Voters in March 2019 and the Board of Selectmen in August 2017. Town Lot 250-113 owned by the Town as the Library Lot will gain 1.18 acres from Lot 250-112 owned by Russ Weldon. This transaction is based on the Plan titled "Town of New Durham and Russell Weldon", revised July 5, 2023. Motion by Mr. DeCoff. Second by Ms. Ross-Raymond. Roll Call Vote: Ms. Ross-Raymond- aye; Mr. DeCoff-aye; Mr. Drummey-aye; Vice Chair Craycraft-aye; Chair Allard-aye. Motion passed, 5-0-0.**

#### **Follow up- Structures allowed on Waterfront Property Under 483B - Anne Ross-Raymond**

Ms. Ross-Raymond stated she has not finished research regarding RSA 483 and 20-foot waterfront strips of land. Further discussion tabled to the next meeting.

#### **Committee Charter Review**

The Board reviewed the draft committee charter for the committee led by Courtney Grugnale; the focus of the committee will be on development in town. The workshop meeting is scheduled for July 8. Town employees should park in Town Office and Post Office lots. Mr. DeCoff suggested they consider sending information mailers to residents to get as much input as possible.

**MOTION: To Approve the Committee Charter Review for the New Durham Development Committee as presented and revised on July 5, 2023, by Jeff Allard.**

**Motion by Mr. Drummey. Second by Mr. DeCoff.**

**Roll Call Vote: Ms. Ross-Raymond- aye; Mr. DeCoff-aye; Mr. Drummey-aye; Vice Chair Craycraft-aye; Chair Allard-aye. Motion passed, 5-0-0.**

### **Input from Lake Association**

Chair Allard stated he has not followed up with the Association for input yet.

#### ***CASE 2023-003 – Opolski, Map 101, Lot 039/008, 181 North Shore Road, Conditional Use Permit within Shorefront Conservation Area***

Chair Allard stated the application was submitted by the deadline; public notices were posted properly; abutters were notified, and fees were paid. However, there was an agreement with the applicant and the Planning Board that because of the holiday, the public hearing would be continued to July 18.

Chair Allard opened the public hearing at 7:34 PM and the public notice was read into the record.

**MOTION: To continue Case 2023-003, Opolski, Map 101, Lot 039-008, 181 North Shore Road, Conditional Use Permit within Shorefront Conservation Area to July 18, 2023 at 7:00 PM.**

**Motion by Mr. Drummey. Second by Mr. DeCoff. Roll Call Vote: Ms. Ross-Raymond- aye; Mr. DeCoff-aye; Mr. Drummey-aye; Vice Chair Craycraft-aye; Chair Allard-aye. Motion passed, 5-0-0.**

#### ***CASE 2023-004 – Brar, Map 102, Lot 017, 285 North Shore Road, Conditional Use Permit within Shorefront Conservation Area***

Chair Allard stated the application was submitted by the deadline; public notices were posted properly; abutters were notified, and fees were paid. However, there was an agreement with the applicant and the Planning Board that because of the holiday, the public hearing would be continued to July 18.

Chair Allard opened the public hearing at 7:30 PM and the public notice was read into the record.

**MOTION: To Continue Case 2023-004, Map 102, Lot 017, 285 North Shore Road, Conditional Use Permit within Shorefront Conservation Area to July 18, 2023, at 7:00 PM.**

**Motion by Mr. Drummey. Second by Mr. DeCoff. Roll Call Vote: Ms. Ross-Raymond- aye; Mr. DeCoff-aye; Mr. Drummey-aye; Vice Chair Craycraft-aye; Chair Allard-aye. Motion passed, 5-0-0.**

### **Granite Ridge Development Phase II**

Mr. Drummey stated the plans are available for review on the Rochester planning Board site; he stated the buildings are larger than the current buildings in Phase 1, such as Market Basket and the restaurants in the block. He stated it will be a mixed use development with 6-8 restaurants, a 35,000 square foot mixed use building that is undefined; there will be apartment buildings with 421 units. The Board discussed the potential for designation as development of Regional Impact primarily due to traffic. Mr. Drummey stated the plans are vague regarding the expansion of development from the exit off Route 16. There was also discussion about whether the safety services will be expanded by Rochester. Ms. Ross-Raymond suggested written comments be

submitted from the Board. Mr. Drummey will attend the public on July 16, 2023, hearing as citizen.

**Mail & Correspondence –**

The Boodey Hometown Revels event will be held July 15, 2023, 10:00 AM to 4:00 PM; there will be a ribbon cutting ceremony for breaking ground at the site of the Boodey Farmstead.

**APPROVAL OF MINUTES**

Meeting of June 20, 2023 – Postponed.

**FUTURE MEETINGS**

Workshop – July 18, 2023, 7:00 PM.

Business Meeting – August 1, 2023, 7:00 PM.

**ADJOURN**

**MOTION: To adjourn the meeting. Motion by Ms. Ross-Raymond. Second by Mr. DeCoff.**

**Roll Call Vote: Ms. Ross-Raymond- aye; Mr. DeCoff-aye; Mr. Drummey-aye; Vice Chair Craycraft-aye; Chair Allard-aye. Motion passed, 5-0-0.**

The meeting was adjourned at 7:40 PM.

Respectfully Submitted,

*Jennifer Riel*

Jennifer Riel, Recording Secretary