

**TOWN OF NEW DURHAM  
PLANNING BOARD MEETING**

**April 2, 2024, 7:00 PM  
New Durham Town Hall, New Durham, NH 03855**

*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.*

*Disclaimer: If technology fails, the meeting physically occurring will continue at the location above. Town of New Durham offers no security assurance to those connecting via PC to 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  
Scott Drummey, Planning Board Member  
Marc DeCoff, Board of Selectmen Representative

Anne Ross-Raymond, Planning Board Member – excused absence

**ALSO PRESENT**

Susan Stillwell, Land Use Assistant  
Tom Varney, Varney Engineering  
Josh Thibeault, Varney Engineering  
David Bickford, resident  
Jose Sanchez  
Wanda Sanchez  
Brett Lindsay, resident  
Rick Therrien, Building Inspector – via Zoom  
Terry Jarvis, resident – via Zoom

**CALL TO ORDER**

Chair Allard called the meeting to order at 7:00 PM. Introductions were made of the Board members.

**AGENDA REVIEW**

No changes were made to the agenda.

**PUBLIC INPUT**

David Bickford, resident, asked about the Board's interpretation of the recent warrant articles regarding the Zoning Ordinance changes.

**Election of Officers**

Postponed to the next meeting.

**NEW/OLD/OTHER BUSINESS**

***Conceptual Consultation- Sanchez, Map 243, Lot 008/002, Merrymeeting Road***

Tom Varney, Varney Engineering LLC, representative for the property owners, stated the land is located on Merrymeeting Road, opposite the Art Hoover Bridge and Jones Pond; he presented plans for the options the property owners have in regard to development or selling the lot. Mr. Varney also presented plans for a proposed building site on the lot; he noted a Conditional Use permit may be needed. The lot was subdivided in 2010 and much of the lot has been cleared; a driveway has been put in. The lot is within the shoreline buffer zone. It was confirmed there is a well on the property; a driveway permit has already been granted by the State of New Hampshire for this lot. Chair Allard noted variances would be needed from the Zoning Board for the driveway and wetlands buffer zones. Mr. Craycraft noted a condition of the original subdivision was for the lots to have a shared driveway. He suggested that some remediation be done with the driveway so it can be utilized. The Board agreed to send a letter of support to the Zoning Board for the variances if needed; it was agreed that a Conditional Use Permit would be needed as well.

**BMP Fees – Stormwater Management Regulations Clarification**

The Board reviewed and discussed proposed changes to the Best Management Practices fees. It was suggested there be a late fee assessed when the logs aren't submitted when due; they also need to be sure the fees cover the costs for the Building Inspector to conduct the inspections.

**Postage Rate Changes for Fee Sheets – Susan**

**Election Results**

Chair Allard noted both the Zoning Ordinance articles were voted down; he stated it is his interpretation that the explanations of the changes were not clear; he stated the proposal was to separate the distances for septic tanks and leach fields from a water body. He stated that means the Town voters want septic tanks to remain at 125 feet from the water. Mr. Craycraft noted the language was from the Town Attorney. Mr. Drummey noted there was misinformation being shared on social media. Chair Allard stated they will be working with Strafford Regional Planning Commission to continue drafting ordinance changes.

**Reports of Subcommittees: New Durham Development Committee**

Chair Allard stated several new members have joined the committee; the next meeting is next Tuesday and new members will be appointed at that time.

**APPROVAL OF MINUTES**

Meeting of March 5, 2024 – Edits were made. **MOTION: To approve the minutes as amended. Motion by Mr. Craycraft. Second by Mr. Drummey. Motion passed 3-0-1.** Mr. DeCoff abstained.

**Mail/Correspondence:** None.

89 **Other:**

90 Mr. Bickford gave an update on land use bills going through the NH House of Representatives;  
91 he stated the housing committee passed a bill that would allow two accessory dwelling units on a  
92 lot; he stated the bill will be going to the State senate.

93 The Board discussed the housing crisis in the State and discussed how zoning and regulations  
94 can encourage development.

95

96 **Future Meetings:**

97 April 16, 2024, 7:00 PM, New Durham Town Hall

98

99 **ADJOURN**

100 **MOTION: To adjourn the meeting. Motion by Mr. Drummey. Second by Mr. Craycraft.**  
101 **Motion passed 4-0-0.**

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103 The meeting was adjourned at 9:15 PM.

104

105 Respectfully Submitted,

106 *Jennifer Riel*

107 Jennifer Riel, Recording Secretary