

**TOWN OF NEW DURHAM
PLANNING BOARD MEETING
November 7, 2023, 7:00 PM
New Durham Town Hall, New Durham, NH 03855**

PRESENT

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

ALSO PRESENT

Susan Stillwell, Land Use Assistant
Tom Varney, Varne Engineering LLC
Josh Thibeault, Varney Engineering LLC
Paul Raslavicus – via Zoom
Sue Randall, Meetinghouse Committee
Bob Bickford, Meetinghouse Committee via Zoom
Dot Veisel, resident- via Zoom
Michael Brault – via Zoom
Lisa DeMarino, applicant – via Zoom

CALL TO ORDER

Chair Allard called the meeting to order at 7:03 PM. Introductions were made of the Board members present.

AGENDA REVIEW

No changes were made to the agenda.

NEW/OLD BUSINESS

Conceptual Consultation – Meetinghouse Restoration Committee

Mr. Bob Bickford stated the Committee is working on a major grant that would allow for completion of the meetinghouse restoration project, making it a community center for the Town. He stated they have contracted with architects to do designs for Phase 3 and 4 of the project. He also stated there is a vernal pool about 85 feet behind the Meetinghouse and the 50-foot setback would be met; however, they recently learned of a 75-foot setback and they need clarification whether that setback applies as the lot was created prior to 2007. Mr. Bickford stated they need to know if they can continue moving forward with an addition on the back of the building. It would not be more than 20 feet from the back of the building but that would make it 65 feet from the vernal pool. Mr. Bickford explained there are guidelines that must be followed because the building is on the National Registry of Historical sites. The Board reviewed and discussed the wetland setback requirements and whether this lot would be required to meet the ordinance.

MOTION: The Board agreed by consensus that Article XIII, C.2 states that lots created prior to 2007 are exempt from the Water Quality Protection Ordinance. Motion by Mr. Drummey. Second by Ms. Ross-Raymond. Motion passed 5-0-0.

PB 2023-007 – Federico – Map 113, Lots 052 & 059, 342 South Shore Road Conditional Use Permit within Shorefront Conservation Area & Steep Slopes Conservation District

The Board reviewed the application for completeness. Chair Allard confirmed fees were paid and abutters were notified. Chair Allard noted several items on the checklist that need to be included and NOT marked “NA”. He noted the Plot Plan and building envelope are not on the plans. Mr. Craycraft noted there is more detail on the plans than that.

MOTION: That the application for PB 2023-007 – Federico – Map 113, Lots 052 & 059, 342 South Shore Road, Conditional Use Permit within Shorefront Conservation Area & Steep Slopes Conservation District is complete. Motion by Mr. Drummey. Second by Mr. DeCoff. Motion passed 5-0-0.

Tom Varney, Varney Engineering LLC, representative for the applicant, presented the plans. He stated the proposal is to tear down the existing structure and move the home back from the lake. He noted that Zoning Board of Adjustment approval was granted on July 11, 2023. The house will be moved back to 75 feet from the Lake. The new septic leach field will be installed across the street on Lot 059. Mr. Varney a stated stormwater management study has been completed and stormwater is reduced significantly with proposed stormwater management including infiltration for the runoff. The NH DES Shoreline permit is pending. Several issues were discussed and resolved. Mr. DeCoff noted there is a deed restriction for the house to be only 1.5 stories. Chair Allard noted the Town cannot enforce deed restrictions. It was noted that the entire proposal is 52 square feet over the lot limit. The Board reviewed and discussed the total impervious surface and it was confirmed the detached deck is not part of the calculation. Chair Allard noted the land sloping to the water is steep but there doesn’t appear to be any waterfront buffer. Mr. Varney stated that area is not going to be disturbed. Chair Allard stated the 50 foot waterfront buffer needs to be maintained per the Shorefront Conservation district.

Chair Allard closed the public hearing. The Board discussed potential conditions of approval.

MOTION: To approve Application PB 2023-007 – Federico – Map 113, Lots 052 & 059, 342 South Shore Road. Conditional Use Permit within Shorefront Conservation Area & Steep Slopes Conservation District with Conditions:

- 1. -The homeowner must sign a covenant to be recorded at the Strafford County Registry of Deeds giving the Town the Right to inspect stormwater BMPs in the future with the Town’s Right to inspect running with the land.**
- 2. Certificate of Completion will be issued by the Building Inspector after the Design Engineer affirms that the Stormwater/Drainage Plan for the Conditional Use Permit is Built as Designed according to Engineered Drawing dated October 6, 2023.**

- 3. The O& M Plan includes 4 BMPs at a cost of (\$25 + \$10 each = \$65). - O&M Maintenance log shall be turned in to the Code Enforcement Officer annually by December 1.**
- 4. Installation of the porous patio and porous driveway shall be supervised by a licensed engineer.**
- 5. A 50 foot waterfront vegetated buffer shall be planted to reduce erosion. (Article XI. F. 3)**

Motion by Mr. Drummey. Second by Mr. Craycraft. Motion passed 5-0-0.

PB 2023-008 – Brault-DeMarino – Map 108, Lot 022/031 North Shore Road Conditional Use Permit within Shorefront Conservation Area & Steep Slopes Conservation District

The Board reviewed the application for completeness. Chair Allard confirmed fees were paid and abutters were notified.

MOTION: That the application for Case PB 2023-008 – Brault-DeMarino – Map 108, Lot 022/031 North Shore Road for a Conditional Use Permit within Shorefront Conservation Area & Steep Slopes Conservation District is complete. Motion by Mr. Drummey. Second by Mr. DeCoff. Motion passed 5-0-0.

Tom Varney, Varney Engineering LLC, representative for the applicant, presented the plans. He stated the applicants want to build a home on the lot; there are steep slopes; the lot was excavated over thirty years ago. He stated there would be stormwater measures including a porous driveway. It is a vacant lot so there is no address number. The stormwater plan is complete. The septic plan has been submitted. A NH DES Shoreland Permit is not required. The lot is 17,700 square feet; the disturbance is 8842 square feet which is 50% of the lot coverage. Mr. Varney stated there will be a drywell and catch basin to catch runoff from the roof; the driveway will be regraded to be under 15% slope; there is about 50 feet in elevation gain from the shoreline of the front.

By consensus, the Board agreed to a Site walk to review steep slopes and current erosion. DATE: 7:30 AM Friday, November 10, 2023.

MOTION: To continue the public hearing for Case PB 2023-008 – Brault-DeMarino – Map 108, Lot 022/031 North Shore Road for a Conditional Use Permit within Shorefront Conservation Area & Steep Slopes Conservation District to December 5, 2023, at 7:00 PM, at Town Hall. Motion by Mr. DeCoff. Second by Mr. Drummey. Motion passed 5-0-0.

APPROVAL OF MINUTES

Meeting of July 26, 2023, Site Walk- No edits were made. **MOTION: To approve the minutes as presented. Motion by Mr. DeCoff. Second by Ms. Ross-Raymond. Motion passed 5-0-0.**

Meeting of October 3, 2023- Edits were made. **MOTION: To approve the minutes as amended. Motion by Mr. DeCoff. Second by Mr. Craycraft. Motion passed 5-0-0.**

Meeting of October 17, 2023 - No edits were made. **MOTION: To approve the minutes as presented. Motion by Mr. DeCoff. Second by Mr. Drummey. Motion passed 5-0-0.**

FUTURE MEETINGS

Workshop - November 21, 2023

Business Meeting – December 5, 2023

ADJOURN

MOTION: To adjourn the meeting. Motion by Mr. Drummey. Second by Mr. DeCoff. Motion passed 5-0-0.

The meeting was adjourned at 9:24 PM.

Respectfully Submitted,

Jennifer Riel

Jennifer Riel, Recording Secretary