

**TOWN OF NEW DURHAM  
PLANNING BOARD MEETING  
February 5, 2024, 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  
Rick Therrien, Building Inspector  
Tom Varney, Varney Engineering  
Joshua Thibeault, Varney Engineering  
Stephanie Richard, Changing Seasons PLLC  
Jeni Foster, Applicant  
Ed Mone, Applicant  
Bill & Stacey Shanahan – Applicants – via Zoom  
Wes Whittier, Waters Edge Builders for Shanahans – via Zoom  
Eugene Dean – Applicant- 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**

None.

**NEW/OLD/OTHER BUSINESS**

***Continuation of PB 2024-001 – Shanahan – Map 114, Lot 069, 345 South Shore Road.  
Conditional Use Permit within the Residential, Agricultural, Recreational Zoning District and  
the Shore Front Conservation Area and Steep Slopes Conservation District***

Chair Allard stated this case was continued from the last meeting of January 16 to ensure silt socks were installed and to obtain additional information for the storm water management plan. The Board reviewed the four outstanding issues: site stabilization in place, site grading and

stabilization plan needs more detail, Operation and Maintenance Plan updated to include infiltration depressions, and inspections indicate “shall” instead of should be inspected.

It was confirmed that silt socks have been installed; new construction details have been submitted as of February 2, 2024. Site grading and storm water management details have been submitted; O & M Plan updated. The Board discussed the details. Chair Allard noted there is no catch basin at the end of the driveway, and he is concerned about overflow to the neighbor’s lot. Ms. Richard explained the proposed ditching and doesn’t expect water to go up to the other property. It was confirmed the stormwater management only manages the water on the lot; Mr. DeCoff stated the ditch runoff is the responsibility of the Town. Mr. Drummey stated as long as the construction doesn’t feed the ditch there isn’t a problem. Chair Allard stated he wants a condition that erosion control measures are in place prior to and during construction. Mr. Craycraft outlined suggested criteria for the O&M Plan to ensure the porous pavement remains porous with stormwater.

**MOTION: To approve PB 2024-001 – Shanahan – Map 114, Lot 069, 345 South Shore Road. Conditional Use Permit within the Residential, Agricultural, Recreational Zoning District and the Shore Front Conservation Area and Steep Slopes Conservation District with the following conditions:**

- 1. Homeowner must sign a covenant to be recorded at the Strafford County Register of Deeds giving the Town the Right to inspect storm water BMPs in the future with the Town’s Right to inspect running with the land.**
- 2. Certificate of Completion will be issued by 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 February 2, 2024.**
- 3. The O&M Plan includes 4 BMPs at a cost of (\$25 + \$10each = \$65).**
- 4. O&M Maintenance log shall be turned in to the Code Enforcement Officer annually by December 1.**
- 5. Installation of porous pavers/pavement must be overseen by a NH licensed Engineer.**
- 6. Building Inspector to visually verify that erosion control measures are in place prior to start of construction.**

**Motion by Mr. Drummey. Second by Mr. DeCoff. Motion passed 5-0-0.**

***Conceptual Consultation – Mone & Foster, Map 255, Lot 003, 358 Old Bay Road***

The Board reviewed and discussed the maps and proposed plans presented. The property owners state they want to build a second home on the same lot. The lot has more than 75 acres, 580 feet

in road frontage. Mr. Drummey clarified a second home is not allowed as the proposed home does not meet the accessory dwelling unit requirements. There was discussion about subdividing 80,000 square feet with 150-foot frontage for the new lot and to keep 430 feet of frontage of the parent lot; there would be a shared driveway. It was noted the subdivision regulations describe shared driveways in section 9.0.4. There was discussion about the existing wetlands and Mr. Craycraft noted the minimum lot size will depend on the soils and suggested they consult the town soil maps and to consult with a soil and wetland scientist. It was suggested to make the lot 150 foot wide on the road, then narrow the lot to a minimum for distance owners want to live away from the road where the lot expands out to a house lot. A minor subdivision will be needed. New deeds will have an easement for driveway right-of-way.

***Public Hearing of PB 2024-002 – Dean – Map 257, Lot 001, 124 Valley Road, an application submitted by T W. Varney, P.E., Varney Engineering, LLC, on behalf of Eugene J. Dean, Manager of Valley Road Storage, LLC. The applicant is requesting a Site Plan Review and a Conditional Use Permit***

Chair Allard explained the Site Plan Process requires Conceptual Consultation and Design Review. Then Site Plan Review begins. He stated a variance has been granted by the Zoning Board of Adjustment and changes have been made to the plans since the last review by this Board.

The Board reviewed and discussed the Conceptual Consultation: the Site Plan has changed from four 6000 square foot sheds to one 36,000 square foot building. The flooring under equipment with high volumes of hydraulic fluid will be concrete to contain fluid and prevent ground infiltration. The Board agreed the Town Engineer may need to define ‘high hydraulic fluid’ equipment.

Tom Varney, Varney Engineering, representative for the applicant, gave an overview of the changes to the Site Plan which was previously approved by the Planning Board and the Zoning Board of Adjustment. He stated the property was purchased by the applicant in 2022 for storage of carnival ride equipment and trucks. Mr. Varney stated previous approvals were obtained in 2022; an aquifer and stormwater management study was done. Since then, the site slopes have been regraded and an area has been established for the proposed building. It was confirmed the stormwater plans have been updated with the changes in the land. Mr. Varney stated the building and equipment will not be visible from Route 11; he stated there are slopes around the perimeter and there is a natural depression on the lot. The lot will remain gravel with concrete for parking equipment on. Mr. Dean explained the area marked trailer parking will be for dry-good storage trailers. There won’t be any fluids stored in the trailers. It was noted that the previous recommendations from Weston and Sampson were that there need to be concrete pads to contain any fluids from equipment with high volume fluids which could contaminate the aquifer; smaller volume equipment could be contained with drip pans. Mr. Varney explained how stormwater is managed on the site. Mr. Dean explained the equipment that will be stored and that even though

the storage area is larger, the volume of fluid in the equipment isn't going to increase that much. The Board agreed the Town Engineer will need to review the proposal and further guidance is needed.

**MOTION: To continue the Public Hearing of PB 2024-002 – Dean – Map 257, Lot 001, 124 Valley Road, an application submitted by T. W. Varney, P.E., Varney Engineering, LLC, on behalf of Eugene J. Dean, Manager of Valley Road Storage, LLC. (the applicant is requesting a Site Plan Review and a Conditional Use Permit) to March 5, 2024, at 7pm at Town Hall. Motion by Mr. Drummey. Second by Mr. DeCoff. Motion passed 5-0-0.**

**Follow-up with Plan Link for Impact Fee Consultant**  
Postponed to March.

### **Mail & Correspondence**

The Board reviewed the following correspondence:

***Letter from Interim Building Inspector to Sean O'Brien*** -The house was demolished; a permit was approved without a Conditional Use Permit; the Board of Selectmen is handling the issue.

***Letter from O'Brien's Attorney***- Rick Therrien, Building Inspector, suggested that the Zoning Ordinance delineate Minor and Major Conditional Use Permit as well as Stormwater Regulations delineate Major and Minor CUP. Chair Allard stated some of the confusion will be cleared up with the proposed zoning changes on the Town Warrant.

### **APPROVAL OF MINUTES**

Postponed.

### **FUTURE MEETINGS**

Workshop – February 20, 2024  
Business Meeting – March 5, 2024

### **ADJOURN**

**MOTION: To adjourn the meeting. Motion by Ms. Ross-Raymond. Second by Mr. DeCoff. Motion passed 5-0-0.**

The meeting was adjourned at 9:50 PM.

Respectfully Submitted,

*Jennifer Riel*

Jennifer Riel, Recording Secretary