

**TOWN OF NEW DURHAM
PLANNING BOARD MEETING
February 20, 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 – via Zoom

ALSO PRESENT

Susan Stillwell, Land Use Assistant
Rick Therrien, Building Inspector

CALL TO ORDER

Chair Allard called the meeting to order at 7:00 PM. Introductions were made of the Board members. It was noted that while Ms. Ross-Raymond is in attendance, she is unable to communicate with the Board.

AGENDA REVIEW

No changes were made to the agenda.

PUBLIC INPUT

None.

NEW/OLD/OTHER BUSINESS

Mr. DeCoff stated Mr. Rhoades went to the New Hampshire Housing Appeals Board on November 1, 2023 to appeal the BOS decision to deny him right to develop his land on class 6 Road; as of January 24, 2024, the legal fees are \$2,049 and there is no decision yet. The Board discussed the hearing process and potential outcomes.

APPROVAL OF MINUTES

Meeting of January 2, 2024 – Edits were made. **MOTION: To approve the minutes as amended. Motion by Mr. DeCoff. Second by Chair Allard. Roll Call Vote: Ms. Ross-Raymond-aye; Mr. DeCoff-aye; Mr. Drummey-aye; Mr. Craycraft-abstain; Chair Allard-aye. Motion passed 4-0-1.**

Site Walk January 4, 2024– No edits were made. **MOTION: To approve the minutes as presented. Motion by Mr. DeCoff. Second by Chair Allard. Roll Call Vote: Ms. Ross-Raymond-aye; Mr. DeCoff-aye; Mr. Drummey-aye; Mr. Craycraft-abstain; Chair Allard-aye. Motion passed 4-0-1.**

Meeting of January 16, 2024 – Postponed.

Meeting of February 5, 2024 – Edits were made. **MOTION: To approve the minutes as amended. Motion by Mr. DeCoff. Second by Chair Allard. Roll Call Vote: Ms. Ross-Raymond-aye; Mr. DeCoff-aye; Mr. Drummey-aye; Mr. Craycraft-abstain; Chair Allard-aye. Motion passed 5-0-0.**

Roukey Conditional Use Permit

The Roukey Notice of Decision needs to be amended slightly to record the agreement between them and the Board of Selectmen regarding the well.

Conditional Use Permit/Site Plan Application, Eugene Dean, regarding Map 257, Lot 001

The Board discussed the need to review the meeting minutes of the previous case for the Notice of Decision for Eugene Dean, regarding Map 257, Lot 001; there are concerns about where concrete or oil pans are needed to contain any oil spillage. Mr. DeCoff suggested they also review the Town Engineer Report. He also suggested they contact the Fire Chief and determine if this new building needs to have fire suppression sprinklers.

New Durham Development Committee

Chair Allard stated the New Durham Development Committee held a meeting recently. He stated there was a lot of discussion and research regarding short-term rentals and there was a suggestion to hold a community event to see what the Town wants. Likely to be held during the summer. Chair Allard stated he would like to get input from towns who have addressed this issue and see how they are handling the situation. Chair Allard stated Cathy Orlowicz has joined the Committee to share her historical knowledge of the town.

HOP Grant for Master Plan Revisions

Mr. DeCoff stated the Board of Selectmen Chair signed the grant application for the Master Plan project which needs to be completed by July.

Mail & Correspondence

The Board reviewed the following correspondence:

- Zoning Board of Adjustment, Notice of Decision of 02-13-2024 for Gilmore, Merrymeeting Road, Map 110, Lot 008. The Board determined that a Permit by Notification from the Code Enforcement Officer is required, NOT a Conditional Use permit from the Planning Board.

FUTURE MEETINGS

Business Meeting – March 5, 2024

Workshop Meeting – March 19, 2024

ADJOURN

MOTION: To adjourn the meeting. Motion by Mr. Drummey. Second by Mr. DeCoff. Roll Call Vote: Ms. Ross-Raymond-aye; Mr. DeCoff-aye; Mr. Drummey-aye; Mr. Craycraft-aye; Chair Allard-aye. Motion passed 5-0-0.

The meeting was adjourned at 8:20 PM.

Respectfully Submitted,

Jennifer Riel

Jennifer Riel, Recording Secretary