

New Durham Planning Board Meeting

November 5, 2019

Approved 1/6/2020

NEW DURHAM PLANNING BOARD
Joint Meeting with Zoning Board of Adjustment
New Durham Town Hall
November 5, 2019, 7:00p.m.
Final 1/6/2020

Present

Jeff Allard, Chair

Bob Craycraft, Vice Chair

Scott Drummey

Dorothy Veisel, Board of Selectmen representative

David Wessel – excused absence

Jennifer Thompson – alternate member – excused absence

Also Present

Terry, Jarvis, Chair of Zoning Board of Adjustment

Wendy Anderson, Zoning Board of Adjustment

Paul Raslavicus, Zoning Board of Adjustment

Stephanie Richard, Zoning Board of Adjustment

Linda Callaway, Zoning Board of Adjustment

David Bickford, resident

Call to Order

Ms. Jarvis called the meeting to order at 7:05pm. Mr. Allard also called the Planning Board to order

Appointments/Announcements

Ms. Jarvis stated that on the case of *Curette??? Vs. the New Durham Zoning Board of Adjustment*, the court has found 100% in favor of the Zoning Board of Adjustment. The applicants have the right to appeal within 30 days to go to Supreme Court. Ms. Jarvis stated the Administrative Assistant would be forwarding a copy of the decision to all board members.

Review of Proposed Changes to the Land Use Suitability Map

Mr. Allard asked the Zoning Board of Adjustment to review the changes being proposed by the Planning Board to the Land Use Suitability maps. He stated because there was a change in the Land Use Administrative Assistant he doesn't have the final maps but presented draft maps along with the final maps available on the computer for review and discussion. Mr. Allard explained the major changes involved simplifying the definitions and terminology and stated they brought it down to three terms: developable, not developable or developable with constraints (unconstrained developable, constrained developable or not developable). He stated the criteria used for these definitions included steep slopes, setbacks from water, wetlands, aquifers, etc, and usual features that make land undevelopable. There are individual maps of each of the features. A final overlay with three colors takes into account all the different features along with the definitions of developable, not developable or developable with constraints (unconstrained developable,

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constrained developable or not developable). Mr. Raslavicus asked if there is an area with developable with variances. Mr. Allard replied those would be developable with constraints and include variances, special exceptions, etc. He noted the individual maps show where the constraint comes from. The Boards reviewed and discussed the various maps. Mr. Drummey noted special exceptions can be received for many of the constraints. Ms. Jarvis asked for explanation how the ZBA would handle explaining a response to a special exception. Mr. Allard stated the Planning Board would be working on developing a matrix later in the meeting for clarification on the criteria for the special exceptions and variances. Various edits were suggested to the maps including looking up the correct location of Widowmaker Farm. Ms. Callaway asked about designation for flood zoning. Mr. Allard replied there is flood zone overlay as well as a separate section in the ordinances that deals with potential flood areas. Mr. Allard noted they also need to have the definitions added to the maps. Ms. Jarvis asked if major roadways would be clearly identifiable. Mr. Allard replied yes, and they will be labeled. Ms. Jarvis asked how the maps would be made accessible. Mr. Allard replied a large copy will be available in Town Hall and electronic copies will be on the website. It was also suggested to have more transparent colors for improved clarity as well as overlay the final map with the tax-assessing map.

Review of Proposed Changes to the Zoning Ordinance

The Boards reviewed and discussed the proposed definitions and terminology in the ordinances to be consistent with the maps. Mr. Allard summarized the changes discussed and stated the terms to be used include unsuitable for development, suitable for development and constrained developable. The Boards reviewed the edits made to the Zoning Ordinance to reflect the definition changes. It was suggested to include a table of definitions. There was also discussion about the definition of minor commercial use properties and agreed further review of the ordinances will be needed. Mr. Drummey noted there is also a natural resource map which can be used for reference. The Boards also reviewed Table 4 for utilities. After discussion, it was agreed no changes would be made. Ms. Anderson made recommendations for tracking changes for ease of use through this process.

Mr. Craycraft joined the meeting at 8:47pm.

The Zoning Board of Adjustment meeting was adjourned at 8:54pm.

Mail/Correspondence

A request for determination of Steep Slope Conditional Use Permit on Kings Highway was received. Mr. Allard noted the letter indicates it would have a parking area, and the building would have bathroom but no kitchen. He stated he preliminarily suggests there may be steep slopes and a need for a Conditional Use permit. Mr. Craycraft noted it may exceed the thresholds for exemptions. The Board reviewed the maps and compared with the tile in the Sediment and Erosion Control Regulations and it was determined no CUP was needed.

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Mr. Allard stated the Board received a wetlands application although it is his neighbor so he will need to step down from the Board for the discussion. He explained there is a current dock, 6' by 30', with a stone wall and the applicant wants to put in a 6 by 40' new dock along with a concrete anchor pad on shore. The Board reviewed the application and pictures presented, along with a letter from abutters confirming there is an existing dock. Ms. Veisel noted the applicant would need a permit from NH DES. Mr. Drummey questioned whether they could increase the size of a grandfathered-use. Mr. Craycraft noted this would have to go before the Conservation Commission as well.

Mr. Allard rejoined the board.

Ms. Veisel stated the Board of Selectmen are ready to start interviewing for the Town Engineer, noting the interview board will consist of the Road Agent, member of the Board of Selectmen, head of the milfoil committee, and a member of the Planning Board. She stated there are 10 applications in response to the RFQ and suggested matching the qualifications to the needs of the Board. Ms. Veisel stated the interviews are scheduled to be completed November 18, 2019 with recommendations forwarded to the Board of Selectmen. Mr. Drummey agreed to represent the Planning Board.

Mr. Drummey made a motion to adjourn. Mr. Craycraft seconded the motion.
Motion passed, 4-0-0.

The meeting was adjourned at 9:25pm.

Respectfully Submitted,

Jennifer Riel, Recording Secretary
-Edited by Scott M Drummey