

New Durham Planning Board Meeting

June 2, 2020

Approved 7-07-2020

NEW DURHAM PLANNING BOARD

New Durham Town Hall

June 2, 2020, 7:00p.m.

Final: Approved 7-07-2020

Under the emergency provisions of RSA 91A, this meeting took place electronically via Zoom.

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.

IN LIGHT OF THE COVID 19 (CORONA VIRUS) SOCIAL DISTANCING ADVICE MADE BY THE GOVERNOR AND CDC, THE TOWN OF NEW DURHAM NH FOLLOWING A DECLARATION OF EMERGENCY BY THE PLANNING BOARD CHAIRPERSON, IS PROVIDING A MEETING PARTICIPATION VIA TELEPHONE CONFERENCE FOR YOUR SAFETY.

This meeting is for members and the public to utilize the zoom platform to prepare for future meetings and public hearings. All members of the Planning Board and Town Administrator have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following:

Join Zoom Meeting

Meeting

[https://us02web.zoom.us/j/86854571916?pwd=MHhaWXY3dVJiV041NFFxMlo2ZFpnUT](https://us02web.zoom.us/j/86854571916?pwd=MHhaWXY3dVJiV041NFFxMlo2ZFpnUT09)

09 Meeting ID: 868 5457 1916 Password: 592400

By phone: +1 301 715 8592 US

*Any technically difficulties contact Town Administrator Scott Kinmond @
skinmond@newdurhamnh.us. or 603-556-1516.*

PRESENT

Jeff Allard, Chair – excused absence

Bob Craycraft, Vice Chair – via Zoom

Scott Drummey – via Zoom

Dorothy Veisel, Board of Selectmen representative – via Zoom

David Bickford, alternate member– via Zoom

ALSO PRESENT

Scott Kinmond, Town Administrator – via Zoom

Tom Varney, Varney Engineering– via Zoom

Kate Varney, Varney Engineering – via Zoom

Mike Wawrzkeiwitz, applicant, BJW Enterprises– via Zoom

Paul Raslavicus, resident – via Zoom

CALL TO ORDER

Vice Chair Craycraft called the meeting to order at 7:03pm.

Vice Chair Craycraft confirmed the meeting was posted appropriately with access numbers. He stated that in the event the public is unable to access the meeting, it would be adjourned and rescheduled. Vice Chair Craycraft stated all motions would be taken by roll call; roll call attendance was taken for this participating in the Zoom meeting. Vice Chair Craycraft asked Planning Board members to introduce themselves and identify anyone in the room with them.

Agenda Review

No changes were made to the agenda.

Vice Chair Craycraft appointed Mr. Bickford to sit on the Planning Board in Mr. Allard's absence.

**Review of Conditional Use Permit and Site Plan Application -
Submitted by Varney Engineering, LLC on behalf of BJW Enterprises, Map 250,
Lot138 located at 30 Depot Road, New Durham, NH.**

Vice Chair Craycraft confirmed the variances were granted by the New Durham Zoning Board, with conditions. The Board reviewed the application for completeness. Vice Chair Craycraft confirmed all fees were paid and all abutter notifications were sent out. Ms. Veisel stated there are times when there is a lot of standing water in the area and asked if that should be addressed.

Mr. Drummey made a motion to accept the application for Site Plan submitted by Varney Engineering, LLC on behalf of BJW Enterprises for Map 250, Lot 138 as complete. Ms. Veisel seconded the motion. Roll Call Vote: Vice Chair Craycraft – aye; Mr. Drummey –aye; Ms. Veisel – aye; Mr. Bickford– aye. Motion passed, 4-0-0.

Tom Varney, Varney Engineering LLC, stated the applicant purchased the property and would like to change the use to sales of snowmobiles, trailers, ATVs and accessories. He stated the New Durham Zoning Board of Adjustment granted special exceptions on April 22, 2020 for the change of use and for the impact on the aquifer zone. A new building is to be constructed as a shop store; the existing gun store will be used as a retail showroom and sales area. The existing parking area will remain; a driveway will be constructed to the new building. Snowmobiles, trailers, and ATVs will be displayed on the property. Mr. Varney stated storm water measures and a swale are to be installed to infiltrate runoff into the soil. The plans and maps were shown, depicting the locations of the building as well as the proposed building. Mr. Varney explained the stormwater management plan, the water table is 1.5' and this is an aquifer zone. He stated it would also be planted with wetland plants along the 100' swale. Ms. Veisel asked if it's a shared driveway with the auto dealership; Mr. Varney replied it is; he explained the grass area that will be

maintained. Mr. Bickford noted there was a request for 6" of soil and is concerned about fertilizing near the water body; Mr. Wawrzkeiwitz stated there is up to a foot in areas and he plans to use an organic fertilizer product. He explained he has cleaned out roots and cleaned up the area to prepare for planting grass; it's now cleared around the pond as well. Mr. Wawrzkeiwitz explained the process of sales in which he receives machines from the manufacturer and he doesn't anticipate having a large amount of inventory sitting around. It was confirmed repairs would be done on machines; Mr. Wawrzkeiwitz doesn't anticipate many sales of used machines. Mr. Drummey asked about the dumpster and how it would be emptied due to the angle off the driveway. Mr. Wawrzkeiwitz explained how it would be accessed, noting it would be surrounded by a vinyl fence. Mr. Bickford asked how they would proceed if they want to expand. Mr. Varney replied it would require a new site plan. Vice Chair Craycraft noted tree plantings are noted on the plans and asked for further details. Mr. Varney stated there would be 3 oak or maple trees planted along with stone around the building for drainage. Vice Chair Craycraft asked if they considered having grass around the pond as opposed to taller material; he stated they are seeing more Canada Geese in New England and this exacerbates that problem. Mr. Wawrzkeiwitz confirmed there is a pair at the pond currently and Mr. Varney stated if there are no shrubs, that will help deter them.

Paul Raslavicus, resident, noted there has been no discussion of architectural design, and since it was presented to the ZBA, there appears to be more structure details presented and asked the Board to consider the ordinance and how they can make it look less industrial. Building plans and drawings were presented for review. Mr. Wawrzkeiwitz stated it would look similar to the auto dealership building.

Vice Chair Craycraft noted the ZBA indicated the dumpster would be enclosed and asked if there was a site-walk by the ZBA. Mr. Varney stated there was no site walk as the meeting was via Zoom; Mr. Wawrzkeiwitz stated members indicated they would view the dumpster of the auto dealership but had a hard time finding it which in his opinion is a good thing. He stated the ZBA determined it would be nice to have vinyl fencing surrounding it. Mr. Wawrzkeiwitz stated the building will also be vinyl sided. Vice Chair Craycraft asked if the Board members wanted to do a site walk. It was the concurrence of the Board that they are familiar with the property and a site walk isn't necessary. Vice Chair Craycraft stated he would like to see some shrubs placed around the perimeter of the pond. Mr. Wawrzkeiwitz stated that would not be a problem.

Ms. Veisel made a motion to approve the Site Plan and Conditional Use Permit for Map 250, Lot 138, located at 30 Depot Road and to include the conditions granted by the New Durham Zoning Board of Adjustment in their decision of April 22, 2020 and to include the discussion items: placement of shrubbery with intermittent gaps around the existing pond at the back of the property and the \$45 Best Management Practices inspection fees. Mr. Drummey seconded the motion. Roll Call Vote: Vice Chair Craycraft – aye; Mr. Drummey –aye; Ms. Veisel – aye; Mr. Bickford– aye. Motion passed, 4-0-0.

Review of SELT Trailhead Parking Plan -

Submitted by T. Parker Schuerman, Land Manager for The Southeast Land Trust, property located at Map 229, Lot 016

T. Parker Schuerman, Land Manager for The Southeast Land Trust, stated they are trying to provide public access to the trail system at Birch Ridge Community Forest. He stated there are two locations they are suggesting for parking lots- one at the bottom of the hill at Merrymeeting for access to Rattlesnake Mountain and the other at the bottom of Birch Hill Road for access to the middle and eastern part of the property. Mr. Schuerman stated one would have the possibility of wheel-chair accessibility to trails to be constructed in the future. Maps were presented for review, showing the locations of the proposed parking lots. He confirmed a State of NH permit was received for the parking lots; he explained culverts would be installed as well as possible retention ponds. It was noted there would be room for about 10 to 15 cars in each parking lot. Mr. Bickford stated he is concerned about the sight of view for vehicles coming and going onto the road. Town Administrator Kinmond noted the Town Road Agent and New Hampshire DOT Highway Foreman reviewed the site along with the New Hampshire District 3 Driveway Access Manager and discussed the drainage issue, but the driveway permit has already been issued so those concerns have been reviewed. It was noted the parking lots would be gravel; it is unclear whether the lots will be maintained during the winter. Town Administrator Kinmond noted the Birch Hill Road is not maintained by the Town but is primarily by a resident on the road and perhaps an agreement will be needed with the resident. Mr. Bickford suggested they may need to make it Town-maintained; Town Administrator Kinmond explained that would require it going from a Class VI to a Class V road.

Appoint David Wessel Replacement

Vice Chair Craycraft confirmed Mr. Bickford agrees with filling Mr. Wessel's vacant seat on the Board. Mr. Bickford stated he does.

Mr. Drummey made a motion to appoint David Bickford to replace David Wessel as a member of the Planning Board with a term to expire March 2021. Ms. Veisel seconded the motion. Roll Call Vote: Vice Chair Craycraft – aye; Mr. Drummey – aye; Ms. Veisel – aye; Mr. Bickford– abstained. Motion passed, 3-0-1.

APPROVAL OF MINUTES

Meeting of May 5, 2020– Edits were made. **Ms. Veisel made a motion to approve the minutes as amended. Mr. Drummey seconded the motion. Roll Call Vote: Vice Chair Craycraft – aye; Mr. Drummey –aye; Ms. Veisel – aye; Mr. Bickford– aye. Motion passed, 4-0-0.**

Next Meeting

June 16, 2020 – Joint meeting with Zoning Board of Adjustment

ADJOURN

Mr. Drummey made a motion to adjourn. Ms. Veisel seconded the motion. Roll Call Vote: Vice Chair Craycraft – aye; Mr. Drummey –aye; Ms. Veisel – aye; Mr. Bickford– aye; Motion passed, 4-0-0.

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The meeting was adjourned at 9:05pm.

Respectfully Submitted,

Jennifer Riel, Recording Secretary