

NEW DURHAM PLANNING BOARD
New Durham Town Hall
October 15, 2019, 7:00p.m.

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.

Present

Jeff Allard, Chair
Bob Craycraft, Vice Chair– excused absence
Scott Drummey
Dorothy Veisel, Board of Selectmen representative
David Wessel – excused absence
Jennifer Thompson – alternate member – excused absence

Also Present

Laura Zuzgo, Land Use Assistant
David Bickford, resident
Jackson Rand, GSI Planner, Strafford Regional Planning Commission

Call to Order

Chair Allard called the meeting to order at 7:10pm.

Public Input

Chair Allard stated Ms. Zuzgo informed him that SELT (Southeast Land Trust), which bought the 2000 acres on Birch Ridge, have questions about minor encroachments on the conservation land. He explained SELT had it all surveyed and asked if the Board would do some minor lot line adjustments due to the encroachments, noting some are just sheds over the lines, etc, and asked if there are any precedent for not having to notify the abutters as there is nearly 200. Mr. Drummey suggested they need to notify just the abutters to the properties with the encroachments. Mr. Bickford questioned whether it would be considered to be giving away conservation land and it has an easement that can't be broken. Mr. Drummey stated the two questions are if they are allowed to only send abutter notices to the abutters of the lot in question; second, can SELT change the adjustments. The Board agreed this would need to be sent to New Hampshire Municipal Association for legal advice.

Review of Land Use Suitability Map

Jackson Rand, GSI Planner, Strafford Regional Planning Commission, stated he is taking over for Marcia and she left notes and details which he has been able to pick up on. He stated he can also go ahead with many any changes and corrections as needed.

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Chair Allard stated their goal is to finalize this in time to put on the Town Warrant article in March 2020 so it can become part of the official Zoning Ordinance. He asked if the coloring of the map can be made more clear as its difficult to interpret; one of the maps also needs to be larger. The Board discussed the maps and proposed changes. Chair Allard noted they also need to indicate reasons for constrained or unconstrained areas, as well as developable and undevelopable. There was also discussion of printing definitions on the maps; there was also discussion of mapping of municipal roads and review of private roads, which cannot be included. Chair Allard stated the next step is to review the maps with the Zoning Board of Adjustment and the chair of the ZBA will join the Board at the next meeting on November 5, 2019. After that, the Public Hearing process will be started. The Board reviewed and discussed the accompanying definitions list.

Chair Allard stated they need to discuss the 75' setback from all water bodies. Mr. Drummey suggested they review the water quality ordinance and they will also have Mr. Craycraft read through the ordinance and definitions. Chair Allard suggested seeing if Ms. Zuzgo can provide any list she may have of proposed changes for the Zoning Ordinance for 2020 that were previously discussed,

Approval of Minutes

Meeting of October 1, 2019 – Edits were made. **Mr. Drummey made a motion to approve the minutes as amended. Ms. Veisel seconded the motion. Motion passed, 3-0-0.**

Mail/Correspondence

Chair Allard noted information was received regarding a course on road maintenance; it will be forwarded to the Road Agent/DPW.

Chair Allard stated an annual survey was received from the Office of Strategic Initiatives, noting its usually filled out by Ms. Zuzgo. The Board reviewed and discussed the survey.

Chair Allard stated the contract with Bruce Mayberry was reviewed by Town Administrator Kinmond and approved the Board signing; funds will be encumbered.

Next Meeting

November 5, 2019, 7:00pm, New Durham Town Hall

Adjourn

Mr. Drummey made a motion to adjourn. Ms. Veisel seconded the motion. Motion passed, 3-0-0.

The meeting was adjourned at 9:11pm.

Respectfully Submitted,

Jennifer Riel, Recording Secretary