

**TOWN OF NEW DURHAM
PLANNING BOARD MEETING
April 4, 2023, 7:00PM
New Durham Town Hall, New Durham, NH 03855**

PRESENT

Jeff Allard, Planning Board Chair
Bob Craycraft, Planning Board Member
Anne Ross, Planning Board Member

Scott Drummey, Planning Board Member – excused absence
Marc DeCoff, Board of Selectmen – excused absence

ALSO PRESENT

Kathleen Blaney, Finance Manager
Richard Gibson, resident (?)
David Bickford, resident
Eric Buck, Terrain Planning
Clay Hales, architect
Chris Solomon, architect
Andrew Jones, Jones and Beach Engineers Inc.

CALL TO ORDER

Chair Allard called the meeting to order at 7:03PM.

Introductions were made by the Board members present.

Ms. Ross stated the discussion of the process for making sure properties go through the proper approval process and the agreement at that time to have Chair Allard and Mr. DeCoff discuss it further with the Building Inspector, made her uncomfortable as she feels if its Board business, it shouldn't be just two individuals continuing the discussion. She suggested that in the future, more information should also be included in the agenda to avoid creating angst among the residents. Chair Allard explained there was a prior discussion by the Board and it was agreed that he would look into it further; he stated the last meeting was intended to be a follow-up to the initial discussion. Ms. Ross stated she would like to know the results of the discussion between Chair Allard and Mr. DeCoff. She also suggested that in the future, a board member avoid going to investigate a property on their own and can be counterproductive. Chair Allard stated he will be reviewing a couple of the cases with Town Administrator Zoltko.

Election of Officers

Chair Allard stated the Board of Selectmen have not had a meeting to appoint a Board representative, and with two members absent, this item is going to be postponed.

AGENDA REVIEW

No changes were made.

Public Hearing of Case #PB2023-001 *an application submitted by Jones & Beach Engineers Inc, on behalf of Joseph and Cheryl Mullen for property located at 287 South Shore Road, Map 113 Lot 77. The applicants are requesting a minor Stormwater Conditional Use Permit.*

Chair Allard confirmed the public notice was posted and abutters were notified.

The Board reviewed the application for completeness. Chair Allard stated he would like to see the slopes delineated on the maps. Mr. Craycraft stated a more detailed Best Management Practices plan will also be needed.

Mr. Craycraft motioned to accept the application for Case 2023-001 as complete, contingent upon receipt of the slope classes. Ms. Ross seconded the motion. Motion passed, 3-0-0.

Andrew Jones, Jones and Beach Engineers, explained he didn't shade the differences in slopes as the changes are pretty minor; he stated outside of the existing gravel road, its about 24-27%. Mr. Jones stated the applicants want to construct a garage behind their existing home; he explained the property is unique as there is an access easement to the lot behind it. He stated they had to keep the structure out of the easement. Mr. Jones stated they will use the existing driveway where it is located, and the garage is located in the place that has the easiest and safest access up the slope. He stated the property is within the shoreline protection overlay district, with the garage being right on the edge of it and NH DES Shoreline Permit was received. Mr. Jones stated 100% of the additional disturbance will be captured and they are within the stormwater treatment requirements. He stated swales and culverts will be installed which empty into a catch basin; there will be drip-edge on the back of the building to catch rain runoff. Behind the building will be mostly level. It was confirmed the driveway will remain gravel.

Mr. Craycraft noted the lot is about 5 acres and the impervious cover is only at 5%. However, it is concentrated within the shoreline setback. He stated there is a lot of potential for erosion. He stated since the slopes are right in the 25-29% range, a Site Walk is necessary as there should not be development unless there is no alternative. Chair Allard agreed this is an environmentally sensitive area, near the lake and steep hills. He noted the garage is also large and questioned if a 26' by 38' garage is really necessary. Mr. Jones stated the three-car garage will not be visible from the street and the property is large. Chair Allard noted the area of disturbance is all around the slopes and near the shoreline. Mr. Jones stated overall, the storm water measures are going to be an improvement for the stormwater that currently comes down the large hill, eventually making its way to the lake. All the slopes that are being re-graded will have permanent erosion control blankets installed. There will also be replanting of native vegetation.

The Board discussed conditions and agreed the plot plan must have slopes delineated and an analysis for 100-year storm events. Chair Allard noted storm water management measures during

construction needs to be outlined on the plans. Mr. Jones stated there will be a silt fence and socks.

Chair Allard asked that a sketch be provided for the garage, noting the regulations within the Shorefront Conservation District require a maximum of 35' height from the lowest point. Mr. Jones stated it will be 1.5 stories; the garage will not be over 35'; he noted the space will not have plumbing or bedrooms.

The Board agreed a Site Walk is necessary as well as a review of the plans by the Town Engineer, Westin and Sampson.

Mr. Craycraft motioned to request a review by Westin and Sampson Engineers of the Stormwater Management and steep slopes on the site. Ms. Ross seconded the motion. Motion passed, 3-0-0.

Mr. Craycraft motioned to schedule a Site Walk on April 6, 2023, at 6:00PM at 287 South Shore Road, Tax Map 213, Lot 77. Ms. Ross seconded the motion. Motion passed, 3-0-0.

Mr. Craycraft motioned to continue the public hearing for Case 2023-001 to May 7, 2023, 7:00PM at New Durham Town Hall. Ms. Ross seconded the motion. Motion passed, 3-0-0.

Request for Conceptual Consultation - 285 North Shore Road

The Board reviewed the maps and plans presented.

Eric Buck, Terrain Planning, representative of the property owner, stated the lot is 3.56 acres with an existing non-conforming home. The lot is accessed from North Shore Road by a shared driveway; there is an existing septic tank and leach field. The current conditions of the site are sloping down to Merrymeeting Lake, there are many mature, red pine and hemlock trees across the lot and the plan for the project is to demolish the existing home and construct a conforming home behind the 75-foot setback. The lot has slopes greater than 30%; the lot is conforming, and the proposed house will be conforming. The current footprint is 1500 square feet. The proposed plans will have a portion of the shared driveway abandoned and a new entrance to the lot will be created. The proposed structure will have a three-car garage and a four-bedroom home with parking port at the front of the house, a deck along the shoreline of the property which will conform to the setback. Mr. Buck stated there will be some tree removal as there are large and dangerous trees, but the percentage of trees that remain will be within the standard required by NH DES within the 50-foot setback. The septic system will be upgraded to accommodate the new house.

The Board agreed a Site Walk would be necessary as well as a review of the plans by Westin and Sampson.

New/Old/Other Business

- a. Review - Nadeau Plat** – The Board reviewed the plat for completeness.
- b. Soil Map** – Chair Allard noted the updated maps from Strafford Regional Planning Commission need to be uploaded to the Town website.
- c. Finalize 2023 Version of Zoning Ordinance**

APPROVAL OF MINUTES

February 7, 2023 – Postponed.

February 21, 2023- Edits were made. **Mr. Craycraft motioned to approve the minutes as amended. Ms. Ross seconded the motion. Motion passed, 3-0-0.**

NEXT MEETING

April 18, 2023, 7:00PM, New Durham Town Hall

ADJOURN

Chair Allard motioned to adjourn. Mr. Craycraft seconded the motion. Motion passed, 3-0-0.

The meeting was adjourned at 9:20PM.

Respectfully Submitted,

Jennifer Riel

Jennifer Riel, Recording Secretary