

**TOWN OF NEW DURHAM
PLANNING BOARD MEETING
May 16, 2023, 7:00PM
New Durham Town Hall, New Durham, NH 03855**

PRESENT

Bob Craycraft, Planning Board Vice Chair
Marc DeCoff, Board of Selectmen Representative
Scott Drummey, Planning Board Member
Anne Ross-Raymond, Planning Board Member

ABSENT

Jeff Allard, Planning Board Chair – excused absence

ALSO PRESENT

Susan Stillwell, Land Use Assistant
David Bickford, resident
Mike Gelinas, resident
Mark Sullivan, resident

CALL TO ORDER

Vice Chair Craycraft called the meeting to order at 7:00PM.

Introductions were made by the Board members present.

AGENDA REVIEW

No changes were made.

PUBLIC INPUT

None.

NEW/OLD/OTHER BUSINESS

Finalize 2023 Version of Zoning Ordinance

Mr. Drummey stated he is still working on the revisions to the Ordinance.

Watershed Buffers with Mike Gelinas

Vice Chair Craycraft stated some amendments were made to the zoning ordinance at the last Town Meeting, where the wetland conservation overlay and water quality protection district ordinances were merged. He stated there were also proposed changes to the buffers but those still need to be discussed.

The Board discussed State versus town setbacks. The important issue is grandfathering older lots that can't meet new buffer limits. Mr. Gelinas stated this isn't an issue that should be shifted to the Zoning Board, noting they would have to issue many variances for old lots.

Mr. Gelinas stated there is also a different setback depending on soil types. Sandy soils need larger setbacks; poorly drained soils can have smaller setbacks; the problem is that making setbacks dependent on soil types makes for a very complicated Setback Table. Mr. Gelinas stated the impact is different based on soil types.

Mr. Gelinas explained the Water Quality Committee is doing a study of the septic systems in Town. It is already known that nearly 50% of all systems in town are so old they aren't registered (circ.1960s). Mr. Gelinas stated he has compared what other towns, such as Alton, are doing for setbacks and regulations. Ms. Ross-Raymond noted vegetation is also an important factor to consider, noting the Shoreline Protection Act requires a certain number of trees in an area or when an area is disturbed, trees and shrubs need to be planted.

Gravel roads provide the bulk of phosphorous on an annual basis, while a septic system can provide a lot of nutrient load in drought conditions. Mr. Gelinas explained the phosphorus to nitrogen ratio is a cause of cyanobacteria problems.

The Board agreed that whatever they choose to do with setbacks, they don't want to exclude development on 50% of Town properties. The Planning Board agreed to keep the status quo unless there is large impetus to act.

Review Plat Plans

Mr. Drummey stated when he reviewed a plat for a previously approved subdivision, he found numerous errors; he stated the plats sent to Strafford County Registry of Deeds is fine because they only want lot lines but not slope information. He noted that several items were discovered that should have been corrected on the Plats even though they were not part of the Notice of Decision. The Board needs to pay more attention to the details of how Plats are formatted and the information they contain.

Presentation by Peter Varney regarding CIP
Tabled.

APPROVAL OF MINUTES

Meeting of April 18, 2023 – Edits were made. **Mr. DeCoff motioned to approve the minutes as amended. Ms. Ross-Raymond seconded the motion. Motion passed, 5-0-0.**

Meeting of May 2, 2023 – Edits were made. **Mr. DeCoff motioned to approve the minutes as amended. Vice Chair Craycraft seconded the motion. Motion passed, 5-0-0.**

NEXT MEETING

June 6, 2023, 7:00PM, New Durham Town Hall

June 20, 2023, 7:00PM, New Durham Town Hall

ADJOURN

Mr. DeCoff motioned to adjourn. Mr. Drummey seconded the motion. Roll Call Vote: Mr. Drummey – aye; Mr. DeCoff-aye; Ms. Ross -aye; Mr. Craycraft-aye. Motion passed, 4-0-0.

The meeting was adjourned at 8:19PM.

Respectfully Submitted,

Jennifer Riel

Jennifer Riel, Recording Secretary