

**TOWN OF NEW DURHAM
PLANNING BOARD MEETING
June 20, 2023, 7:00 PM
New Durham Town Hall, New Durham, NH 03855**

PRESENT

Jeff Allard, Planning Board Chair
Marc DeCoff, Board of Selectmen Representative
Scott Drummey, Planning Board Member
Anne Ross-Raymond, Planning Board Member

EXCUSED ABSENCE

Bob Craycraft, Planning Board Vice Chair – excused absence

ALSO PRESENT

Susan Stillwell, Land Use Assistant
Nicole Zoltko, Town Administrator
David Swenson, Board of Selectmen
David Bickford, resident
Peter Varney, Fire Chief
Courtney Grugnale, Farmington/New Durham (SRPC) Housing Navigator
Terry Jarvis- via Zoom

CALL TO ORDER

Chair Allard called the meeting to order at 7:02 PM.

Introductions were made of the Board members present.

AGENDA REVIEW

No changes were made to the agenda.

PUBLIC INPUT

The Board discussed the recent 91-A Seminar and public comment ramifications.

Mr. Swenson stated a recent webinar hosted by New Hampshire Municipal Association recommended public input only be permitted when it is on the agenda. Town Administrator Zoltko stated the recording is available for 30 days if any of the Board is interested in viewing it. She explained the intent is that public comment remains controlled by the Chair.

Mr. Bickford stated he believes public should be able to comment on any topic with the board, whether it's on the agenda or not. Mr. Swenson stated there are procedures for having issues placed on the agenda.

David Bickford, resident, stated that the Zoning Board of Adjustment recently approved a variance after rejecting the application twice before without significant changes. He was concerned about the process and recommended the application go before the Planning Board before the ZBA considered it. Chair Allard stated he believes the Zoning Board has jurisdiction concerning the cumulative impact of development on lots. Mr. Bickford agreed it should be the Planning Board that takes a look at these types of cases and there should be something in the regulations to address that.

Terry Jarvis, via Zoom, also commented on the ZBA decision, and explained the ZBA determined after reading the deed for the relevant property, that there are two lots connected by deed so then four parking spots weren't needed on the waterside; she stated the ZBA granted approval that was conditional on seeking any Conditional Use Permit from the Planning Board. Chair Allard suggested they ask NHMA for guidance in regard to building sheds on small, nonconforming, waterfront lots. The Board discussed whether the Planning Board should specifically allow small lots like 20 ft wide shorefront strips to allow sheds to be built despite setback problems. It was agreed further review of RSA 483B would be beneficial and Chair Allard asked Ms. Ross-Raymond to investigate this issue and report back to the Planning Board.

New/Old/Other Business

Review Plans for Library Land Swap – David Swenson

Mr. Swenson stated he is coming before the Planning Board tonight as Chair of the Board of Selectmen. He stated in 2019 that Town Voters approved a land swap (Article 12) so that the Town Library would have room to expand onto land adjacent to the existing Library Lot. He explained that apparently the Planning Board never issued a Notice of Decision regarding a land swap that the voters approved in 2019. Chair Allard stated this issue came before the Board and it was reviewed but it is unclear whether there is a decision on file. The Board reviewed the maps, documents and meeting minutes on file. It was agreed the Board needs to revisit this issue and finalize this land swap. Chair Allard noted a public hearing will not be needed as it's a minor lot line adjustment so the Board will review the information and make an approval at that time. Ms. Ross-Raymond suggested asking Norway Plains Associates to attend the meeting in case there are questions.

Workshop with Courtney Grugnale – Determining Direction of New Durham with Residents

Ms. Grugnale said the Town did receive the Housing Opportunity Grant for \$25,000 (Housing Opportunity) for amending the Town's Master Plan. Town Administrator Zoltko explained this grant can be used for updating the Master Plan. She stated the grant is managed through Plan NH, a state agency, and Strafford Regional Planning Commission will assist in the process.

Ms. Grugnale outlined the plan for the Development in New Durham Workshop scheduled for July 8th, 9:00-11:00 AM in the Community Room. The Board agreed the short-term rental topic is a good discussion to have. All members of the Board plan to attend the workshop.

Chair Allard stated development has been a topic of concern for many years; he stated he wants to see the vision of the Town with a focus on planning residential and commercial development. He stated several activities are scheduled and a new Development Committee will be proposed to be formed. Chair Allard presented copies of the draft Committee Charter for review by the Board; they will approve the charter at the July 5 meeting.

Mr. Swenson strongly suggested that the board talk to new businesses in Town to get their perspective on business development in Town.

Mr. Varney stated that the whole state has a housing problem and is looking at how to build more housing. Many Towns fear more housing out of concern that new housing and residents will strain resources and budgets.

Wetland Permit Application for Map 112, Lot 027, 274 South Shore

Tabled.

VT to End Single-Family Zoning

The Board discussed the recent legislation in Vermont that ends single-family zoning; it was noted New Hampshire has seen this type of legislation, but it didn't pass as representatives want to keep control at the local level. Chair Allard stated he doesn't agree with forcing regulations through legislation. The Board discussed low-cost and affordable housing.

APPROVAL OF MINUTES

Meeting of February 21, 2023 – No edits were made.

MOTION: To approve as presented. Motion by Mr. DeCoff. Second by Mr. Drummey. Motion passed, 4-0-0.

FUTURE MEETINGS

Business Meeting – July 5, 2023, 6:30 PM.

Workshop – July 18, 2023, 7:00 PM.

MOTION: To adjourn the meeting. Motion by Mr. Drummey. Second by Ms. Ross-Raymond. Motion passed, 4-0-0.

The meeting was adjourned at 9:08 PM.

Respectfully Submitted,

Jennifer Riel

Jennifer Riel, Recording Secretary