

**TOWN OF NEW DURHAM
PLANNING BOARD WORKSHOP
July 18, 2023, 7:00 PM
New Durham Town Hall, New Durham, NH 03855**

PRESENT

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

ABSENT

Jeff Allard, Planning Board Chair – excused absence

ALSO PRESENT

Susan Stillwell, Land Use Assistant
Tom Varney, Varney Engineering
Josh Thibeault, Varney Engineering
Joseph Opolski, resident-Applicant
Eric Buck, Terrain Planning and Design
Mario Folareto, Brown Engineering
David Bickford, resident
Paul Raslavicus- via Zoom
John Chapin, resident
Paul Chiumiento, resident

CALL TO ORDER

Vice Chair Craycraft called the meeting to order at 7:00 PM. Introductions were made of the Board members present.

AGENDA REVIEW

No changes were made to the agenda.

PUBLIC INPUT

David Bickford, resident, gave comments regarding woodlots in Town and his concerns about houses being built on those lots as well as accessory buildings in the shorefront district. He distributed some relevant material for review by the Board.

NEW/OLD/OTHER BUSINESS

***Continued Public Hearing – Case #PB 2023-003 – Opolski – Map 101, Lot 039-008, 181
North Shore Road Conditional Use Permit within Shorefront Conservation Area***

Vice Chair Craycraft stated the public hearing for this case was postponed due to the July 4 holiday. The Board reviewed the application for completeness. Vice Chair Craycraft confirmed a drainage report was submitted. He also confirmed the Zoning Board of Adjustment issued a variance for the septic system.

MOTION: To accept the application as complete for Case #PB 2023-003 for Opolski Family Trust, Map 101, Lot 039-008, 181 North Shore Road. Motion by Mr. DeCoff. Second by Mr. Drummey. Motion passed 4-0-0.

Tom Varney, Varney Engineering LLC, stated the applicant wants to update the residence and move the leach field across the street away from the lake. He stated the Zoning Board of Adjustment granted variances for the garage and proposed septic system on May 9. Mr. Varney stated the proposal to build an addition to the garage; the plans will reduce the slope of the driveway and use porous pavement. The septic tank is 75 feet from the water but in the best location for it; the leach field is in a steep slope area, but construction is possible across the road. He confirmed there are parking spaces. There are three best management practices on site. The groundwater model reduces runoff and infiltrates into groundwater with a catch basin. Mr. Varney stated they will need an NH DES Shoreland permit, a septic permit, and a method to cross the street for piping for the well and septic.

Vice Chair Craycraft asked about the existing culvert and construction of retaining walls with concern that culvert functionality is not compromised. He also asked about limiting disturbed areas to what is necessary. Also part of the driveway is impervious. Vice Chair Craycraft stated he has concerns that the impervious part may carry silt over the pervious portion and clog the surface. Mr. Varney confirmed the stormwater management includes silt fences during construction. The Board agreed the Operation and Maintenance Plan must include maintenance of that surface.

Vice Chair Craycraft opened the hearing to input from the public.

John Chapin, resident, spoke about runoff and expressed concern that runoff will not be sufficiently controlled with this plan. He stated he is concerned the size of the drywell won't be able to take the runoff.

Mr. Varney admitted a 100-year storm will not be contained.

Vice Chair Craycraft stated there are some slope issues and believes a site walk and third party review are warranted. The Board agreed.

MOTION: To require a third party engineering consultation to examine the stormwater management. Motion by Ms. Ross-Raymond. Second by Mr. Drummey. Motion passed 3-1-0. Mr. DeCoff opposed.

MOTION: To Schedule a Site walk for Map 101, Lot 039-008, 181 North Shore Road on Wednesday, July 26, 7:00 PM. Motion by Mr. DeCoff. Second by Ms. Ross-Raymond. Motion passed 4-0-0.

MOTION: To continue the Public Hearing for Case #PB 2023-003 – Opolski – Map 101, Lot 039-008, 181 North Shore Road Conditional Use Permit within Shorefront Conservation Area to August 1, 2023. Motion by Mr. DeCoff. Second by Mr. Drummey. Motion passed 4-0-0.

Review and Acceptance Case #PB 2023-004 – Brar – Map 102, Lot 017, 285 North Shore Road Conditional Use Permit within Shorefront Conservation Area

The Board reviewed the application for completeness.

MOTION: To accept the application as complete for Case #PB 2023-004 for Brar – Map 102, Lot 017, 285 North Shore Road, Conditional Use Permit within Shorefront Conservation. Motion by Mr. DeCoff. Second by Ms. Ross-Raymond. Motion passed 4-0-0.

Eric Buck, Terrain Planning & Design, representative for the applicant, stated the lot is 3.65 acres with 218 feet of shore frontage; he explained there would be demolition of the existing house and new construction of a house. The new house will be moved back to the 75-foot setback. The lot has access with a shared driveway; there is an existing septic tank and leach field and well; it is wooded and dense which will be maintained as much as possible within the shorefront buffer. Mr. Buck stated there will be retaining walls; the driveway will be rerouted to avoid slopes. A NH DES Shoreline permit will be required. There are steep slopes and they tried to position the house as much as possible outside the steep slope zone.

Mario Folareto, Brown Engineering, spoke on Stormwater Management. The soils on the lot are sandy and have very high infiltration rate. The plan is to use bioretention to infiltrate and retain surface flow as well as a porous paving system and sand filter.

Vice Chair Craycraft asked about the slope of the driveway and asked how the water would be directed off the road. Mr. Folareto explained the design and stated the roof area is infiltrated by a drip edge around the house perimeter.

Vice Chair opened the hearing to input from the public.

MOTION: To schedule a Site Walk for Map 102, Lot 017, 285 North Shore Road on July 26, 2023, at 6:00 PM. Motion by Mr. DeCoff. Second by Ms. Ross-Raymond. Motion passed 4-0-0.

MOTION: To continue the public hearing for Case #PB 2023-004 for Brar – Map 102, Lot 017, 285 North Shore Road Conditional Use Permit within Shorefront Conservation Area to August 1, 2023. Motion by Mr. DeCoff. Second by Ms. Ross-Raymond. Motion passed 4-0-0.

Follow up on July 8, 2023, Determining Direction of New Durham with Residents.

Postponed to workshop meeting of August 15.

Follow up on Structures allowed on Waterfront Property Under 483B - Anne Ross-Raymond

Ms. Ross-Raymond explained the information she found and discussed general requirements and restrictions. She stated once she reviews the application form she can ensure there are no conflicts with the RSAs.

Follow up on Rochester's Granite Ridge Phase III Development – Scott Drummey

Mr. Drummey stated the first meeting with the Rochester Planning Board was held. All comments received concerned traffic. Mr. Drummey will continue to follow this.

Mail & Correspondence – Notice of Decision from ZBA

The Board reviewed and discussed the Notice of Decision from the ZBA: the application from Rhoades was denied; application from Opolski was approved.

APPROVAL OF MINUTES

Meeting of June 20, 2023 – Postponed.

FUTURE MEETINGS

Site Walks – July 26, 2023, 6:00 PM

Business Meeting – August 1, 2023, 7:00 PM.

Workshop Meeting – August 15, 2023, 7:00 PM.

ADJOURN

MOTION: To adjourn the meeting. Motion by Mr. DeCoff. Second by Mr. Drummey. Motion passed 4-0-0.

The meeting was adjourned at 8:35 PM.

Respectfully Submitted,

Jennifer Riel

Jennifer Riel, Recording Secretary