

# TOWN of NEW DURHAM – PLANNING BOARD

## Meeting Agenda

Tuesday, December 5, 2023

**7:00 PM Public Hearing at New Durham Town Hall & ZOOM**

Town of New Durham is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/81345617484?pwd=ZUtCSkZCYXVPUjV3dTJnSG5QbFpUZz09>

Meeting ID: 813 4561 7484

Passcode: 170805

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### I. Call to Order

### II. Roll Call – Marc DeCoff - absent

### III. Public Comment

### IV. New/Old/Other Business

- a. Continuation of PB 2023-008 – Brault-DeMarino – Map 108, Lot 022/031 North Shore Road - Conditional Use Permit within Shorefront Conservation Area & Steep Slopes Conservation District
- b. Shane Bourgeois, Conceptual Consultation regarding Map 257, Lot 054, Valley Road
- c. Mike Donovan, Conceptual Consultation regarding Map 102, Lot 014 and 015
- d. Continue discussion regarding proposed language changes to Zoning Ordinances on demolition and rebuilding of nonconforming waterfront properties. - Jeff Allard
- e. Discussion regarding establishment of Zoning requirements for shipping containers (see Building Inspector’s letter to the Planning Board from October 17, 2023, Meeting) – Marc
- f. Clarification of 75-foot setback for wetlands, Section XIII.B.2 – size of wetlands (1 acre) - Bob
- g. Septic Tank Setbacks – Letter from Building Inspector on November 14, 2023 – W&S Report
- h. CIP – Does the Planning Board want to continue to Lead the CIP Process or recommend that the voters authorize the BOS to manage the Process? Warrant article which would make it legal?
- i. Review of CIP Committee Report
- j. Bruce Mayberry’s Impact Fee Report of 2017 for Infrastructure
- k. BMP Maintenance Log Letter to Property Owners on the Lake from Building Inspector – Consequences of non-compliance.
- l. Solar Ordinances
- m. Cell Towers discussion for 2024?

### V. Review of Minutes: November 21, 2023

### VI. Mail & Correspondence: November 22, 2023, Letter from Building Inspector November 30, 2023, Letter from ZBA

October 26, 2023, Letter from NHMA re: Changes to Plans

### VI. Next Meetings: ND Development Committee - December 6, 2023, 12:30-2pm at Town Hall Workshop – December 19, 2023 Business Meeting – January 2, 2024

### VII. Adjourn

*The Planning Board may enter into Non-Public Session, if so voted, under the Terms and Conditions of RSA 91-A:3 II (a)-(e).*