

*New Durham Zoning Board of Adjustment  
Site Walk – December 17, 2018  
Approved*

**NEW DURHAM ZONING BOARD  
Site Walk – Map 112, Lot 001, New Durham  
December 17, 2018**

**Present:**

Wendy Anderson, Vice Chair  
Stephanie Richard, Member  
Art Hoover, Member

**Excused Absence:**

Terry Jarvis, Chair  
Joan Martin, Member  
Paul Raslavicus, Alternate Member  
David Wessell, Alternate Member

**Also Present:**

Scott Kinmond, Town Administrator  
Don Vachon, Road Agent  
Eric Buck, Terrain Planning & Design, LLC  
John Michaud, Resident  
Romy Maurer, Terrain Planning & Design, LLC

**Call to Order**

Vice Chair Anderson called the meeting to order at 11:19a.m.

**Case #2018-010 Map 112, Lot 1**

Mr. Buck explained the proposed work to be done at the property located at 228 South Shore Road and stated the applicants want to completely demolish the existing cottage and reconstruct a three bedroom house with attached garage. The area has an existing septic system and the plan is to leave it intact; it was installed in 2008. The current house sits 48' from the water body and the new building would be 55' from the waterbody which is within the 75' setback. Mr. Buck explained the no-touch area planned the proposed patio and retaining wall to separate the lawn level from the space. There is an existing culvert and there are plans to redirect the drainage with an open swale and open bio-retention rain garden area. The shed located 15' from the lake will be completely removed. Mr. Buck explained the lot was originally two lots and merged in early 2000s. He explained the plans would go from 9% impervious surface to about 18%. The footprint of the house will be less than 15%.

Town Administrator Kinmond stated he was a public works director prior to becoming a town administrator and he has looked at previous decisions made regarding the back lots and it appears the cross culvert was at one point supposed to have been upgraded to meet the increased drainage issues in 2006-2008. He also explained the skew of the culvert should be changed as well; he also explained some residents had paid to contribute towards the upgrade but others had not. Town Administrator Kinmond stated it was the opinion of the previous Road Agent that a 15" culvert would be needed; it is currently

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12". He also explained it will need further assessment to ensure the loading from the upland is able to be sustained by the new design and the cross culvert is an issue that must be addressed with this project. Town Administrator Kinmond explained it was originally to be three property owners responsible for the upgrade; he stated the Town would work with the property owners to make it happen with some possible cost-sharing. The cross culvert area along with the drainage was viewed; current drainage and proposed drainage discussed. Ms. Anderson stated it was discussed at the last meeting, some work which had already been done and suggested the plans be submitted for the record. It was clarified the current septic system is 3-bedroom and the proposed house will be 3-bedrooms. Ms. Anderson stated they would need to have a wetlands scientist take a look and make a determination whether there are any wetlands. She also suggested details of the permeable pavers be included in the plans. There was discussion and clarification of the water management plan which includes an open swale into an infiltration trench for drainage. Town Administrator Kinmond stated he wants to be sure the calculations and design is able to manage the amount of runoff. Ms. Anderson asked if perc tests had been done for the soils in the area. Mr. Buck replied tests were done and it is fairly well drained; this information will be included in the plans.

The meeting was adjourned at

Respectfully Submitted,

Jennifer Riel, Recording Secretary