

**TOWN OF NEW DURHAM
PLANNING BOARD MEETING
April 2, 2024, 7:00 PM
New Durham Town Hall, New Durham, NH 03855**

PRESENT

Jeff Allard, Planning Board Chair
Bob Craycraft, Planning Board Vice Chair
Scott Drummey, Planning Board Member
Marc DeCoff, Board of Selectmen Representative

Anne Ross-Raymond, Planning Board Member – excused absence

ALSO PRESENT

Susan Stillwell, Land Use Assistant
Tom Varney, Varney Engineering
Josh Thibeault, Varney Engineering
David Bickford, resident
Jose Sanchez
Wanda Sanchez
Brett Lindsay, resident
Rick Therrien, Building Inspector – via Zoom
Terry Jarvis, resident – via Zoom

CALL TO ORDER

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

AGENDA REVIEW

No changes were made to the agenda.

PUBLIC INPUT

David Bickford, resident, asked about the Board’s interpretation of the recent warrant articles regarding the Zoning Ordinance changes.

Election of Officers

Postponed to the next meeting.

NEW/OLD/OTHER BUSINESS

Conceptual Consultation- Sanchez, Map 243, Lot 008/002, Merrymeeting Road

Tom Varney, Varney Engineering LLC, representative for the property owners, stated the land is located on Merrymeeting Road, opposite the Art Hoover Bridge and Jones Pond; he presented

plans for the options the property owners have in regard to development or selling the lot. Mr. Varney also presented plans for a proposed building site on the lot; he noted a Conditional Use permit may be needed. The lot was subdivided in 2010 and much of the lot has been cleared; a driveway has been put in. The lot is within the shoreline buffer zone. It was confirmed there is a well on the property; a driveway permit has already been granted by the State of New Hampshire for this lot. Chair Allard noted variances would be needed from the Zoning Board for the driveway and wetlands buffer zones. Mr. Craycraft noted a condition of the original subdivision was for the lots to have a shared driveway. He suggested that some remediation be done with the driveway so it can be utilized. The Board agreed to send a letter of support to the Zoning Board for the variances if needed; it was agreed that a Conditional Use Permit would be needed as well.

BMP Fees – Stormwater Management Regulations Clarification

The Board reviewed and discussed proposed changes to the Best Management Practices fees. It was suggested there be a late fee assessed when the logs aren't submitted when due; they also need to be sure the fees cover the costs for the Building Inspector to conduct the inspections.

Postage Rate Changes for Fee Sheets – Susan

Election Results

Chair Allard noted both the Zoning Ordinance articles were voted down; he stated it is his interpretation that the explanations of the changes were not clear; he stated the proposal was to separate the distances for septic tanks and leach fields from a water body. He stated that means the Town voters want septic tanks to remain at 125 feet from the water. Mr. Craycraft noted the language was from the Town Attorney. Mr. Drummey noted there was misinformation being shared on social media. Chair Allard stated they will be working with Strafford Regional Planning Commission to continue drafting ordinance changes.

Reports of Subcommittees: New Durham Development Committee

Chair Allard stated several new members have joined the committee; the next meeting is next Tuesday and new members will be appointed at that time.

APPROVAL OF MINUTES

Meeting of March 5, 2024 – Edits were made. **MOTION: To approve the minutes as amended. Motion by Mr. Craycraft. Second by Mr. Drummey. Motion passed 3-0-1. Mr. DeCoff abstained.**

Mail/Correspondence: None.

Other:

Mr. Bickford gave an update on land use bills going through the NH House of Representatives; he stated the housing committee passed a bill that would allow two accessory dwelling units on a lot; he stated the bill will be going to the State senate.

The Board discussed the housing crisis in the State and discussed how zoning and regulations can encourage development.

Future Meetings:

April 16, 2024, 7:00 PM, New Durham Town Hall

ADJOURN

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

The meeting was adjourned at 9:15 PM.

Respectfully Submitted,

Jennifer Riel

Jennifer Riel, Recording Secretary