

**DURHAM PLANNING BOARD MINUTES**  
**WEDNESDAY, APRIL 9, 2003**  
**DURHAM TOWN HALL – COUNCIL CHAMBERS**  
**7:00 PM**

**MEMBERS PRESENT:** Rachel Rouillard, Steven Roberts; AnnMarie Harris, Arthur Grant, Neil Wylie, David Watt, Vice Chair; Amanda Merrill, Nicholas Isaak, Richard Ozenich (alternate), Kevin Webb (alternate)

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Jim Campbell, Planning Director

Vice Chair David Watt called the Meeting to order at 7:02 P.M.

**I. Approval of Agenda (7:03 P.M.)**

Jim Campbell stated that the Board needs to appoint representatives to the Conservation Commission.

*It was MOVED by Amanda Merrill and SECONDED by Nick Isaak to approve the agenda as amended. The motion was unanimously APPROVED.*

**II. Report of the Planner (7:05 P.M.)**

Jim Campbell introduced new members to the Board, Stephen Roberts (regular), Richard Ozenich (alternate), and Kevin Webb (alternate). Nick Isaak has been moved from an alternate to a regular member.

Mr. Campbell stated that the Board needs to nominate officers of the Board as well as appointments to represent the Board on the Conservation Commission and the Historic District Commission.

A representative is also needed for the ATF (The Advisory Task Force) for the transportation project on the Spaulding Turnpike. There is also one commissioner seat available on the Strafford Regional Planning Commission.

Kevin Webb stated he would like to attend the OSP Spring Conference, Saturday, April 19, 2003.

Jim Campbell asked that the Board to set a date for the next Planning Board retreat. He asked that this be done under New Business.

**III. Election of Officers and Appointment of Representative to Historic District Commission and Conservation Commission and other boards. (7:15 P.M.)**

Jim Campbell stated he would like to meet with the chair to set the agenda for meetings.

*Amanda Merrill MOVED to nominate David Watt as Chair of the Planning Board. Neil Wylie SECONDED the motion.*

*Neil Wylie MOVED to close the nominations for Chair of the Planning Board. The motion was SECONDED by Steve Roberts and PASSED unanimously.*

*Amanda Merrill MOVED to nominate Steve Roberts as vice chair of the Planning Board. Neil Wylie SECONDED the motion.*

*Arthur Grant MOVED that the Chair cast one vote for Steve Roberts as Vice Chair. The motion was SECONDED by Nick Isaak and PASSED unanimously.*

*Neil Wylie MOVED to nominate Amanda Merrill as Secretary of the Planning Board. Arthur Grant SECONDED the motion.*

*Arthur Grant MOVED to close the nominations. Nick Isaak SECONDED the motion.*

Nick Isaak volunteered to serve on the Historic District Commission and Kevin Webb volunteered to serve on the Conservation Commission. Amanda Merrill expressed interest in the Strafford Regional Planning Board.

*Neil Wylie MOVED that the Board formally cast a ballot appointing David Watts as Chair, Steve Roberts as Vice Chair, Amanda Merrill as Secretary, Nick Isaak as Representative to the Historic District Commission and Kevin Webb as Representative to the Conservation Commission. The motion was SECONDED by Arthur Grant and PASSED unanimously.*

**I. Deliberations on an Application for Site Plan Review** submitted by Smithfield

Construction, Portsmouth, New Hampshire for 14 units of elderly housing on the seven lots on Perley Lane. The property is shown on Tax Map 1, Lots 16-22 through 16-28, is located on Perley Lane, and is in the RA Zoning District. **(7:43 P.M.)**

Richard Ozenich recused himself from the deliberations as he lives at Fitts Farm.

Jim Campbell stated that a public hearing was had been reopened on March 26, 2003 and closed public hearing. The 65-day limit has expired, but the applicant has granted us extensions through April 24, 2003. He further stated that following close of the last public hearing he was asked to prepare the Findings of Fact and Conditions of Approval which are included in the packet. Also included in the packet is a letter from the Town attorney giving the Board something in writing dealing with the issue of revisiting the stream crossings and wetland crossings for the utilities. Jim Campbell suggested the Board review the Findings of Fact.

After discussion and review of the history of the proposal, Chair Watts stated that if this property does meet our zoning, the board has to approve it unless there is some basis for denial. Question what reasons might be? Will we reconsider wetlands permit for bridge or is there some legally binding preexisting agreement with the developer.

Roberts if there was some logic to the buildable area is one concern

The Board decided on the following actions and follow up by Jim Campbell.

1. Jim Campbell will prepare a summary of the Perley Lane proposal including what was doable under the original proposal.
2. Request that the Conservation Commission look at Perley Lane in terms of density impact in that specific neighborhood. The Board would like the Conservation Commission to determine the relative impacts of the new plan vs. the old plan and is the reforestation plan is adequate to the new plan, with specific consideration of visible impact of the duplexes as opposed to single family homes.
3. Mr. Campbell will recheck lots 16-24 and 16-28 with the original approval to see if the buildable areas were extended.
4. Need to calculate the impervious area for duplexes vs. single family homes.
5. Speak with the Town attorney and the Town engineer concerning dry well information.
6. Mr. Campbell will also prepare a brief introduction for the Board as to how this plan fit into the big picture originally.

Jim Campbell stated that if the Conservation Commission has not completed its work on this proposal by the next meeting, the Board will need to request another extension from the applicant. Jim Campbell suggested that the Board review the Findings of Fact prior to the next meeting. Deliberations will continue on April 23, 2003.

Richard Ozenich returned to the table at 8:40 P.M.

## V. **Other Business**

### I. New Business

### II. Discussion on Transportation Issues **(8:40 P.M.)**

The TAC, the Technical Advisory Committee for the Metropolitan Planning Organization has met to discuss projects that will be included in the next 10-year plan as well as the 3-year transportation improvement plan.

A letter from Jim Campbell was included in the packet to the Board, which outlined support of projects listed for both Durham and for UNH-Durham.

Jim Campbell stated that the office is currently working on applications for TE/CMAQ grants, which are due at the end of July. There will be more information on the applications soon. The projects listed for grant applications are: Main Street/NH 155A, Downtown Sidewalks, Wagon Hill/Emery Farm Entrance Improvements, and Northern Connector Feasibility Study.

In reference to the Main St./NH 155A project, Jim Campbell stated that the main obstacle in extending shoulders was the Town of Lee. The Town does not want to pay for something that will benefit the Town of Durham. Jim suggests that the state pay for the Lee share of the funds.

In addition, Mr. Campbell stated that he would be putting money in the Capitol Improvement Plan (CIP) in case matching funds are needed for any of the projects.

#### I. Dates for Board Retreats

Mr. Campbell suggested agenda items for the retreat would include: procedures, roles of alternates, discussion on role of attorney, email, correspondence, council representatives, communication with other boards, the planners job description, and Capitol Improvement Plan (CIP).

Jim Campbell also suggested that the retreat be facilitated.

The planner stated that he would email a few Saturday dates to the Board.

#### B. Old Business: **(9:03 P.M.)**

Set Site Walk dates for Baker and Faucy Subdivisions

Baker Subdivision site walk will be held at 8:30 A.M. on April 22, 2003.

Faucy Subdivision site walk will be held at 4:30 P.M. on April 23, 2003.

#### C. Next meeting of the Board: April 23, 2003

### VI. **Approval of Minutes** - No minutes

### VII. **Adjournment**

*Nick Isaak MOVED to adjourn the meeting of the Planning Board. The motion was SECONDED by Amanda Merrill and PASSED UNANIMOUSLY.*

The meeting adjourned at 9:20 P.M.