

Planning Board minutes 2014-03-05 approved on 4-2-2014.

**Planning Board Workshop  
March 19, 2014-----7 pm  
Durham Town Office**

**1. Chairman Tomm opened the meeting at 6:30 pm pm.**

**2. Chairman Tomm stated a quorum was met with four regular members and one associate member.**

**Members present: Todd Beaulieu, Joe Tomm, Jill Toher, Anne Torregrossa, John Ackerman and Associate member Mindy Woerter.**

- Chairman Tomm appointed Mindy Woerter to participate as a regular member for this meeting with full voting rights.

**Secretary: Deborah Larrabee**

**Officials: Darren Carey Interim Codes Official was introduced to the Board.**

**Public: none**

**3. Pledge to Flag**

**4. Amendments to the agenda:**

**5. Acceptance of Minutes: None**

**6. Informal exchange: none**

**7. Continuing Business: none**

**8. New Business: John Maloney –Androscoggin Valley Council of Governments.**

- The Board gave J. Maloney a copy of the draft Driveway and Entrance Ordinance as updated on March 5<sup>th</sup>. Define difference between driveways vs. entrance. Also any State Statutes that apply.
- This will be rolled into the Land Use Ordinance when all review has been completed. J. Maloney to review for April meeting.
- Back Lot Ordinance: Definition of?
- The Planning Board reviewed with J. Maloney the Land Use Ordinance with the incorporated insertion and wording from the Ground Water and Aquifer Protection Ordinance.
- The next discussion was on the District Regulations on pages 25, 26 & 27 of the Land Use Ordinance. Show J. Maloney the changes made in red. J. Maloney to review and comment. Make a new list by subject matter.
- General Discussion:
  1. Page 10/Personal and Professional Services: Definition of Professional Services? US Standard Industrial Classification Code 62: What does this cover and does it change every year?

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2. Page 48/Land Use Ordinance: Talked about a dirt road standard for Subdivision. New Diagram. Talked about pros and cons.
3. Page 59 and 60 Footnote # 2: Single Family/ Multi family. J. Maloney to review and comment.
4. Accessory Apartment: Article VII Section II L-1. Define Accessory Apartment. Date of original Land Use Ordinance. Discussion on accessory apartments: in house accessory vs. accessory apartment over an attached garage. Accessory Apartment over detached garage. Square footage needed. Rural residential more additional sq. footage in southwest bend growth less additional footage. Aquifer protection additional footage based on environmental impact. How does this fit in with Comprehensive Plan? (New Comprehensive Plan: Cost to do plan? Several members signed up). In southwest bend growth zone, no additional sq. footage, rural residential additional sq footage to be 90,000 sq ft. Question on density. There was a lot discussion on acreage as well.
5. Final discussion: J. Maloney recommended that the Board review the Land Use Ordinance Amendments dated November 2011. J. Maloney needs to work on the requests made tonight. J. Maloney incorporate the redlined copy into his draft from November 2011. A. Torregrossa agreed to work on the definitions only of the Land Use Ordinance. J. Maloney will also provide new updates that have come about since these amendments were sent to the town.

Chairman Tomm would like to finalize the Driveway and Entrance draft ordinance at the April 2, 2014 meeting. When the draft ordinance for Driveways and Entrances in finished then the information will be rolled into the Land Use Ordinance.

A. Torregrossa will accept amendments so that all the Board sees is new changes and information.

\* List sent to John Maloney is attached.

**A. Torregrossa moves to adjourn at 9:03 pm. T. Beaulieu second. 6-yes 0-no 0-abstain.**

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Deborah Larrabee, Secretary

Date

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