

**Durham Planning Board
Meeting Minutes
February 1st 2017**

Call to Order: Chairman Beaulieu called the meeting to Order at 7:00 p.m.

Members Present: Chairman Todd Beaulieu, Vice Chairman Anne Torregrossa (arrived late), Mindy Woerter, John Simoneau, Alternate Juliet Caplinger, Alternate Brian Lanoie. Michael Fitzpatrick excused.

Also Present: Jill Toher, Meetings Secretary, Paul Baines, Codes Official.

Chairman Beaulieu introduced and welcomed Brian Lanoie as an Alternate member to the Board.

Establishment of Quorum: Chairman Beaulieu announced a Quorum has been met with four (4) members and two (2) Alternates present. Alternates Juliet Caplinger and Brian Lanoie will be voting members tonight.

Public Present: Barry Baldwin, Kenneth Bailey

Pledge of Allegiance: Completed.

Amendments to Agenda: Add discussion regarding letter from Paul Baines to Selectmen dated January 26th 2017 at the end of meeting

Acceptance of December 7th 2016 Minutes: **Mindy Woerter Moves** to Approve the December 7th 2016 Minutes as presented. Chairman Beaulieu Second. Motion Carried 3-0 with John Simoneau and new member Brian Lanoie abstaining.

Continuing Business: None.

New Business: None.

Other Business: Kenneth Bailey stated he bought some property about a year ago and gave his son and his family a rear five acre lot on which to build. Mr. Bailey stated he created two front lots and needs to sell one of the front lots and wants to keep the other. He wants to know if he can do this without creating a subdivision. The property is a 44 acre parcel and is located on Route #125.

Vice Chairman Torregrossa referred to the Statute which says that the property cannot be broken up into three lots without creating a subdivision since it has been owned by Mr. Bailey for only one year and he does not reside at this location. She continued that no other exemptions appear to apply.

Chairman Beaulieu instructed Mr. Bailey to stop by the office to pick up a subdivision application and supply all information required, then request to be placed on the Agenda.

Barry Baldwin briefly discussed his plans to create a five lot subdivision off of Granite Hill Farm Road and requested to be placed on the Agenda for the March 1st 2017 meeting. Mr. Baldwin stated he just sold the first lot. He will pick up application and check list from Codes tomorrow.

Discussion About Contents of Letter Sent to Selectmen by Codes Official 1-26-1017:

The Codes Official stated there haven't been any requests for new subdivisions although there has been a lot of push for houses. He stated that most back lots are not buildable and the Ordinance is quite restrictive and builders are not able to recoup their expenses needed to satisfy the Subdivision requirements for residential lots. He continued that rural areas closest to major communities with employment opportunities have experienced a lot growth compared to current growth areas that has not had significant growth..

The Codes Official continued by explaining growth trends since the 1970's when Route #295 was constructed. He stated that most of the buildable land on public roads has been purchased and built upon. He continued that Durham is not business friendly which is a major factor in increasing the tax base which in turn allows for relief of residential taxes.

Codes Official Baines referred to the work being done by the Comprehensive Planning Committee includes advocating expanding the current Codes Official position to include Town Planner duties as well.

A lengthy discussion followed on how the Planning Board and Comprehensive Plan process can work hand in hand. The group touched on the topic of regional planning which will need a cohesive application as to how to move forward.

The Codes Official suggested on holding workshops regarding tools to manage growth and how to manage best what the residents want. Also discussed was the possibility of hiring out for the next Ordinance review.

Ordinance Review: Next discussed was reviewing changes to the Ordinances made to date and continuing with additional changes that need to be made before the Planning Board can request a Public Hearing prior to the Town Meeting. Vice Chairman Torregrossa will make the modifications as discussed prior to the next Ordinance Review Workshop.

Chairman's Comments:

Chairman Beaulieu announced the following:

The next Meeting will be held on Wednesday, March 1st 2017 at the Town Office at 7:00 p.m., with Applications due no later than Monday, February 20th 2017 by 4:30 p.m., at Town Office.

Adjournment: John Simoneau Moves to Adjourn at 9:00 p.m. Mindy Woerter Second.
Motion Carried Unanimously.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Jill S. Toher", is written over a horizontal line.

Jill S. Toher
Meetings Secretary