

Town Of Durham
Planning Board Land Use Ordinance Workshop Minutes
June 4th 2014

Chairman Tomm called the Land Use Ordinance Workshop to order at 7:45 p.m.

Members Present: Chairman Joe Tomm, Anne Torregrossa, Michael Fitzpatrick, John Ackerman.

Quorum: Chairman Tomm announced a Quorum has been met with four (4) members present.

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

Ordinance Workshop:

Chairman Tomm gave a brief overview of progress to date as an introduction for the new Codes Official, Paul Baines, and requested his participation as the Board moves forward with the review process.

Family: capitalize “Hotel”. Ask John Maloney to help with clarification – temporary/similar accommodations. Not defined – Safe House.

Financial Services: delete “A service exemplified by the types of services listed under the U.S. Standard Industrial Classification Code 6” and insert “Establishments” as the first word in the definition.

Freshwater Wetlands: sentence one, grammatical: change “which” to that.

a. & b. delete and insert the following:

a. Inundated or saturated by surface or ground water at a frequency and for a duration sufficient to support, and which under normal circumstances, do support a prevalence of wetland vegetation typically adapted for life in saturated soils; and,

b. Not considered a part of a great pond, river, stream or brook.

These areas may contain small stream channels or inclusions of land that do not conform to the criteria of this subsection.

Road Frontage: No change.

Great Pond: No change.

Hazardous Material: Discussion as to whether the second sentence of the definition, “For the purposes of this ordinance, fuel oil, diesel oil and gasoline shall be considered hazardous materials.” should be deleted.

Hazardous Waste: The members discussed at great length the definitions of the four classifications of hazardous waste. Anne Torregrossa suggested we edit the definition of “Toxicity” to fall back on the State Statute, Title #38 ss. 1319-O. After considerable discussion, it was decided to “run this by John Maloney”.

Action Items Review:

April 16th 2014:

1. Boarding House – Develop definition. Work with John Maloney on this.
2. Further define definition of Building
3. Campground – develop definition
4. Dwelling Unit – Define Safe Houses
5. Fresh Wetlands – check if definition dovetails with Shoreland Zoning Ordinance.

June 4th 2014:

1. Define – Safe House
2. Hazardous Waste – work with John Maloney to develop definition.

Adjournment:

John Ackerman Moves to Adjourn at 9:08 p.m. Mike Fitzpatrick Second Motion Carried.

Respectfully submitted,

Jill S. Toher
Secretary

Pending: Finish Ground Water Protection and Aquifers/Land Use Ordinance

Pending: Ordinance Reviews from AVCOG: Land Use and Subdivisions

Completed: Aquifer, Back Lot Development Ordinance, Driveway Entrance