



# Town Of Durham

## Planning Board Minutes

### Fire Station Meeting Room, 6:30 pm

### April 8, 2026

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#### 1. Roll Call & Determination of a Quorum

**In attendance:** Brian Lanoie (Chair), Juliet Caplinger (Vice Chair), Allan Purinton, Brian Stickney, Sunny Du, and George Thebarga (Town Planner).

#### 2. Pledge of Allegiance

#### 3. Amendments to the Agenda:

##### a. **Completeness Review of Ivy Ridge Preliminary Subdivision Application 335 Newell Brook Road, Tax Map 5, Lot 61**

The Town Planner summarized his staff notes on the completeness review.

Craig Burgess of Acorn Engineering represented the applicant and explained the revisions made since sketch plan review. All tree clearing on this property was done by the prior owner. The wetlands will all be placed in the common open space and the status of the potential vernal pool will be checked in the spring. The 63% open space calculations do not require the addition of the 50-foot buffer strip along the southwest boundary. They will be using that strip for stormwater basins because it is the low point of the front portion of road. The rear portions will use level spreaders discharging into the open space wetlands.

Individual wells and septic systems will serve the lots and added test pits were done on some lots based on the soils. The sandy soils found are consistent with the SCS soil maps. The road alignment avoids the wetlands so there will be no need for DEP or Army Corps permits.

Juliet Caplinger questioned the missing land area calculations in the application and the timing of the tree harvesting before the current application.

Mr. Burgess indicated the data in the plans and claimed no knowledge of the timing of tree harvests by the prior owner. Due to that prior clearing work, there will be little need for additional clearing on the lots. Lots 2 and 3 will require the most, and they will designate tree save areas on the plans.

Juliet Caplinger asked whether the Conservation Commission has been notified and the Town Planner indicated they monitor the subdivision applications. Brian Lanoie observed that two members attended the site walk.

Allan Purinton pointed out the problem of deer browsing on arbor vitae plantings proposed in the buffering of the stormwater basins. He also asked about the proposed means of fire protection.

Mr. Burgess indicated that the plan notes require the homes to have sprinklers.

Allan Purinton asked about the availability of a readiness to serve letter from the Town's solid waste company. The applicant has contacted Casella.

Juliet Caplinger asked for and received clarification of the designations for well allowance areas, soils, and test pit locations.

The Board, applicant, and Town Planner discussed the best format for showing the very poorly drained soils that could affect the proposed cluster lots.

Juliet Caplinger confirmed that the applicant is not seeking any waivers. She also asked about the vernal pool buffer.

Mr. Burgess indicated the intent to follow DEP guidelines for vernal pool protections.

Mr. Thebarg pointed out the requirement to run the plan by Maine IF&W.

Juliet raised the issue of a water yield map with well amounts.

Mr. Thebarg noted the adjacent semi-public water system of the mobile home park that may require special notification.

Sunny Du asked for clarification of the need for review of historic resources indicated on the checklist.

Mr. Burgess indicated they have contacted the Maine Historic Preservation Commission and there are no known historic resources on the property.

Brian Lanoie summarized the input from the Town Attorney on building envelopes and building sites and the Board and applicant discussed how it might affect the proposed lots.

Mr. Thebarg suggested that an approval condition could ask the peer reviewer to check the building envelope calculations.

Planning Board members continued discussion of the Town Attorney position and how it applied to the project.

Brian Lanoie pointed out that the stormwater basins in the buffer strip were structures that must meet setbacks. He also pointed out the need for additional buffering of the basins.

**Motion made by Allan Purinton:** To find the application to be complete.

**Motion seconded by Juliet Caplinger: Motion carried: 5 – 0**

#### 4. Adjournment

**Motion made by Allan Purinton:** To adjourn the meeting.

**Motion seconded by Juliet Caplinger: Motion carried: 5 – 0.** Meeting adjourned at 7:45 p.m.