



# Town Of Durham

## Planning Board Minutes

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

### January 14, 2026

---

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

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

#### 2. Pledge of Allegiance

#### 3. Amendments to the Agenda:

Juliet Caplinger proposed adding setting a meeting date for the February meeting due to scheduling conflicts and discussing the process by which proposed Ordinance amendments are submitted. No action was taken.

#### 4. Acceptance of Meeting Minutes (December 10, 2025)

**Motion made by Allan Purinton:** To accept the minutes for the December 10, 2025 meeting as presented. **Motion seconded by Juliet Caplinger Votes to approve: 4-0**

#### 5. Informational Exchange on Non-Agenda Items:

- a) Town officials: The Town Planner provided his monthly report in the packet and updated the Planning Board on the presentation of the draft Ordinance amendments to the Select Board. The preliminary draft of the codified Land Use Code is available on the Town website.
- b) Residents: None
- c) Non-Residents: None

#### 6. Continuing Business:

##### a. Summary of Planning Board Site Walk of Greystone Ridge Subdivision Dec. 6.

Brian Lanoie presented his report and asked if there were any comments or proposed changes from other Board members.

**Motion made by Juliet Caplinger:** To accept the Greystone Ridge site walk summary as presented. **Motion seconded by Brian Stickney: Votes to approve: 4-0**

##### b. Public Hearing on Preliminary Subdivision Plan of Greystone Ridge on Pinkham Brook Rd. Map 2, Lots 35 & 42

Chairman Lanoie explained the ground rules of the public hearing per the Planning Board bylaws.

James Balfour of 980 Pinkham Brook Rd. addressed his concerns for the project going in next to his home and property. The close proximity of the proposed road to his wells and home are a serious issue. He questioned the accuracy of the applicant's drainage plans as he

thinks there is a brook there and wetlands. He thinks the road should be moved away from those areas, which are the low point of the property.

No other public comments were made and Chairman Lanoie closed the public hearing.

**c. Substantive Review of Preliminary Subdivision Plan of Greystone Ridge on Pinkham Brook Rd. Map 2, Lots 35 & 42.**

The Town Planner provided his summary of the application status and the review process.

Matthew Pelletier of Terradyn Consultants presented for the applicants. He presented updated maps showing the wells referred to by Mr. Balfour and the trails spotted on the site walk.

The applicant team has made changes based on Board input at the last meeting and observations on the site walk.

Mr. Pelletier stated that Maine IF&W has confirmed that the mica pit is not considered a significant vernal pool requiring any special treatment. They are working with the Fire Chief on the design of the fire pond and anticipate providing a hydrological analysis of the capacity and availability of water in the pond and that it will be submitted for peer review.

The plans now contain clearly established clearing limits on all of the lots based on more detailed analysis of proposed home sites. The limits will be 20,000 sq. ft. on each lot and reflected in the homeowner association legal documents.

The road right of way at the end will be extended beyond the turnaround to provide the required frontage. That area will be used for snow storage and stormwater treatment. The applicants are submitting a waiver request to allow the road to be stopped at the turnaround and not extended for the full length of the right of way.

At Juliet Caplinger's request, Adrienne Fine of Terradyn Consultants explained the road width waiver request. Ms. Fine and Mr. Pelletier reviewed the stormwater and wetland impact benefits of using curbing instead of shoulders and ditching in certain areas.

Brian Lanoie questioned the accuracy of the wetland mapping along the road entry course based on site walk observations.

Mr. Pelletier acknowledged that the wetland scientist was onsite in July, but the wetland criteria can be identified based on soils and vegetation regardless of hydrological conditions. Their expert did not identify any legally classified wetlands or streams per State criteria in that area.

The Board and applicant consultants discussed having the Town's peer reviewer address those drainage and wetland issues.

Juliet Caplinger asked whether all buildings and wells on abutting properties must be shown on the plans.

Mr. Theborge responded that there is no automatic submission requirement but that the Board can request added information on wells and abutting buildings if needed to confirm compliance with the subdivision criteria.

Mr. Pelletier explained the existing drainage patterns and their proposed stormwater management and treatment systems. He explained the existing trail system and indicated the possibility of working with Mr. Balfour to address his concerns on buffering.

Juliet Caplinger asked for clarification about the limits of clearing on Lots 1 and 2.

Mr. Pelletier pointed out that those two lots are developed and there will be no additional clearing except what is needed for construction of the fire pond on Lot 2.

Juliet Caplinger asked about driveway access to that lot and Mr. Pelletier explained how it will come off the fire pond access road.

The Board and applicant team discussed the possibility of flipping the locations of the drainage basin behind Mr. Balfour's house and the homesite on Lot 3, but Mr. Balfour indicated his preference for the proposed design layout.

Chairman Lanoie asked about the title problem on Lot 3.

Michelle Harrison, one of the applicants, explained they are still working on the issue and she also acknowledged the need to address the privacy issues of Mr. Balfour.

Adrienne Fine pointed out that there will be natural buffering between the detention basin and Mr. Balfour's house. The clearing limits are shown on that lot.

Chairman Lanoie questioned the location of the transformers and their impacts on clearing limits.

Mr. Pelletier stated they are placed in typical locations for subdivision development.

Mr. Theborge reviewed the draft approval conditions for the Planning Board members. He explained that the COAs provide documentation of the applicant's ability to comply with the subdivision standards and also give clear guidance to the applicant for preparation of the final plan.

**Motion made by Allan Purinton:** To grant preliminary approval of the Greystone Ridge preliminary plan with amendment of the conditions of approval to add peer review of the road drainage along the Balfour lot, hydrology, and wetlands mapping (COA # 1.a) and further consideration of buffering needs as discussed (COA # 6). **Motion seconded by Brian Lanoie:**  
**Votes to approve: 4-0**

## 7. New Business:

### a. Sketch Plan Review of a Proposed Subdivision at 335 Newell Brook Rd., Map 5, Lot 61.

Mr. Theborge summarized the staff notes.

Craig Burgess of Acorn Engineering presented for the applicant. He explained the applicant's objectives to preserve the existing farmstead buildings and wetlands with the cluster concept. The proposed design requires no filling of wetlands. The road alignment follows a ridgeline and no wetland connections will be broken. There will be about 800 feet less road than the alternative layout presented by the Town Planner.

All of the lots will have individual wells and septic systems and the proposed road access will use an existing MDOT permit and sight distances are more than adequate. The cluster concept provides a 50-foot buffer along the adjacent property the length of the road.

Mr. Burgess indicated his client is willing to adjust the proposed lot sizes to follow the suggestion of the Town Planner to increase open space and reduce lot intrusion in the potential vernal pool buffer.

The consultant explained why the project will be exempt from full DEP stormwater permitting and will provide stormwater filtering with sheet flows and erosion and sedimentation controls. He also addressed the comments on a high-intensity soil survey and indicated he did not think it necessary. They will visit the vernal pool this spring and will limit any impacts per DEP limits.

Mr. Pelletier explained the initial wetland mapping that used the tax maps for property lines before the survey was available. The updated existing conditions plan and concept show the property lines and wetland boundaries accurately.

Juliet Caplinger asked for clarification of the amount of wetlands and open space and Mr. Burgess explained the calculations.

Chairman Lanoie pointed out that in cluster subdivisions, all wetlands on lot must have a 50-foot buffer.

Juliet Caplinger asked about the proposed means of fire protection and Mr. Burgess stated all of the homes will have residential sprinklers.

The Planning Board scheduled a site walk for Sunday, January 25 at 1 pm.

## **8. Adjournment**

The Board decided to meet on Tuesday, February 3 to help ensure a quorum of members. If the meeting room is not available, the meeting will be held on Wednesday, February 4.

**Motion made by Juliet Caplinger:** To adjourn the meeting.

**Motion seconded by Allan Purinton: Motion carried: 4 – 0.** Meeting adjourned at 9:12 p.m.