

DRAFT—NO LEGAL VALUE

Work Session October 22, 2020

At 6:30 PM, Charles Moreno, as Chair of the Planning Board of the Town of Strafford, opened the meeting by stating that he finds that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, continued in Executive Order 2020-10, this public body is authorized to meet electronically.

The Chair then made the following announcements: Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, I (the Chair) am confirming that we (the Planning Board) are:

- a) providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means. We are using the Google Meet platform for this public meeting. All members of the Planning Board are able to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing +1 316-512-3004 (PIN: 585684857) and using the assigned meeting code or by clicking on the website address: [meet.google.com/yoy-sobm-dvu](https://meet.google.com/yoy-sobm-dvu)
- b) providing public notice of the necessary information for accessing this meeting. We previously gave notice to the public of the necessary information for accessing this meeting, including how to access the meeting via Google Meet or telephonically. Instructions were posted on the website of the Town of Strafford at [www.trafford.nh.gov](http://www.trafford.nh.gov).
- c) providing a mechanism for the public to alert the public body during the meeting if there are problems with public access: If anybody has a problem they were directed to call or email [eevans.trafford.nh@gmail.com](mailto:eevans.trafford.nh@gmail.com).
- d) adjourning the meeting if the public is unable to access the meeting: In the event the public is unable to access the meeting, the meeting will be adjourned and rescheduled.

Charles Moreno opened the work session at 6:34 PM. Members present were Charles Moreno, Chair, Phil Auger, Terry Hyland, and Donald Coker, Don Clifford, and Susan Arnold, Alternate members. Members reviewed the work completed at the last work session, including splitting out the discontinuance of non-conforming use statement into a separate paragraph 9 and the various Class VI road policy proposals. Charles Moreno noted that the cell tower group is up and running. Board members agreed that the Class VI road specifications need to remain as a policy rather than an ordinance, noting the advice from Atty. Roman. Board members reviewed the Candia policy, which is quite similar to Strafford but also includes some helpful language. Some useful ideas from the Candia policy included requiring a stop sign at the intersection with a Class V road, the requirement that driveways be done in such a way that emergency vehicles can turn around, time limits (a year) and road requirements to the satisfaction of the Road Agent prior to the issuance of a building permit. Limiting to a single family residence was discussed, including the possibility of an added ADU. Board members noted that even if and when a homeowner invests in upgrading a Class VI road in order to build, they must remember that a Class VI road is still a public ROW and full public access must be allowed. Slope was also discussed, with Board members noted the treacherous conditions on Whig Hill (12-14% slope) in bad weather. 12% was agreed upon as a maximum. Board members agreed to review the proposed revisions to the policy before the next work session.

Board members then turned to the question of whether Conservation Development and/or Preliminary Consultations could be required. Atty. Roman's advice was noted. Board members looked at the Newton zoning ordinances as a model for requiring preliminary consultation; Terry Hyland confirmed that the Board is only looking at requiring this for major subdivisions and site plan projects. Susan Arnold noted the

importance of planning ahead and being forward thinking. Terry Hyland noted that importance of if smaller family projects are not affected.

It was agreed to work further on the question of how to define structure at the next session. Board members scheduled the next work session for October 29<sup>th</sup> at 6:30 PM. There being no further business before the Board, Donald Coker made a motion to adjourn the work session. Terry Hyland seconded the motion. There was no further discussion and the Chairman called the vote. The vote was unanimous in the affirmative. The work session adjourned at 8:42 PM.