

Minutes

Planning Board Work Session & Meeting

Location: Strafford Town Hall Conference Room

Date & Time: October 7, 2021 6:30PM

Board Members Present:

Charlie Moreno – Chairman

Phil Auger – Vice Chairman

Terry Hyland – Voting Member

Tim Reed – Voting Member

The Chairman, Charlie Moreno, called the meeting to order at 6:48PM, recognized board members Phil Auger and Terry Hyland as present. The Chairman indicated the Planning Board would conduct a work session until the regular 7:30PM meeting.

The Chairman announce that the closing date for new applications to be filed for the agenda for the regular November 4th meeting will be 5:00 p.m. Tuesday, October 12th. Revised applications for projects already under review must be submitted by Tuesday, October 26th for the November meeting.

Review and acceptance of September meetings and work session minutes were postponed to a subsequent meeting or work session, since some board members present had not received nor reviewed the minutes.

Tim Reed arrived shortly after the start of the work session.

Work Session – Class VI Roads & Class A Trails

The board reviewed a digital overlay map of Town of Stafford Class VI roads & proposed Class A trails developed in conjunction with the Strafford Regional Planning Board. Discussion with reference to the maps centered on the proposed conversion of a portion of four Class VI roads to Class A trails as follows:

- First Crown Point. Proposed Class A trail crosses almost exclusively through conservation land.
- Pig Lane. Proposed Class A trail borders both conservation land and privately owned land with limited access due to excessive grade and river crossings. Approximately six land owners need to be contacted in order to determine their response to the conversion.
- Snackerty Road. Proposed Class A trail crosses between two privately owned lots. One land owner is in favor of the conversion. The other land owner needs to be contacted in order to determine their response to the conversion.
- Willey Road. Proposed Class A trail borders both conservation land and privately owned land which can be accessed from other roadways, and as such, will not impact any private land owners.

The board agreed that the overlay map needed to be further refined to accurately depict the location of the proposed Class A trails, and would work with the Strafford Regional Planning Board to accomplish this. The board would also attempt to contact each affected land owner regarding the trail proposals. A presentation to the Town of Strafford Selectmen is planned for November.

Planning Board Meeting

The Chairman terminated the work session and called the meeting to order at 7:30PM and recognized additional board member, Tim Reed, as present.

Continuing Business

Design Review, Calverly Hill Farm LLC, proposed 6-lot conservation development subdivision, Leonard Caverly Road, (Tax Map 8, Lot 69)

The Chairman indicated no new information was received for this item, and the applicant has requested to continue forward to November. The Board voted to continue this hearing to the November 4th meeting, with the Chairman recusing himself from the vote.

Major Subdivision, Patricia Fabian, Cross Road (Tax Map 10, Lot 55-4)

The Chairman indicated no new information was received for this item, and the applicant has requested to continue forward to November. The Board voted to continue this hearing to the November 4th meeting.

There being no further business before the board, the Chairman made a motion to adjourn the meeting, which was seconded by Tim Reed. The board voted unanimously in favor, and the meeting adjourned at 7:36PM.

Work Session – Warrant Article Language

The Chairman called the Work Session back in session at 7:37PM and proceeded to review wording of proposed warrant articles addressing lot boundary blazing language, lot frontage requirements, and definition of a structure versus a building. Various board members offered several corrections, additions and clarifications to the articles. Further review would be required, with a final version reviewed by Natalie Moles, presentation to the Town of Strafford Selectmen and public posting.

Having completed this review, the Chairman requested a motion to adjourn. Phil Auger moved to adjourn, Tim Reed seconded the motion, all voted in favor, and the meeting adjourned at 9:05PM.