

DRAFT—NO LEGAL VALUE

Work Session October 8, 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, 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 +1 260 300-0614 (PIN: 610104171) and using the assigned meeting code or by clicking on the website address: [meet.google.com/brc-iyjx-onb](https://meet.google.com/brc-iyjx-onb)
- 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.strafford.nh.gov](http://www.strafford.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.strafford.nh@gmail.com](mailto:eevans.strafford.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, Brian Monahan, and Donald Coker, Alternate member. Noting that this is a public meeting, Charles Moreno designated Donald Coker to vote in place of the missing regular member of the board. The Board began with a consideration of the minutes of the regular September meeting. The Chairman asked if there was a motion regarding approval of the minutes of the regular meeting as presented. Brian Monahan so moved. Donald Coker seconded the motion. The Chairman called the vote. Phil Auger—aye, Donald Coker—aye, Brian Monahan—aye, and Charles Moreno—abstain, as he did not attend the meeting. The motion carried by unanimous vote in the affirmative with none opposed.

Phil Auger noted the discussion of the Perkins application at the regular October meeting, and there followed a general discussion of plan review and when it is most appropriate for Board members to comment on the overall design/layout of a development, during initial review, at a site review, or after plans are accepted for consideration. It was agreed that the ideal situation is to work with applicants before they design an overall layout concept. It was finally agreed to consult with Atty. Roman on whether the Board could require a Preliminary Consultation meeting as the first step in plan review, and whether it would be possible to require that applicants consider Conservation Development options. Phil Auger suggested that Board members look at the Gilmanton regulations, as he believes that they require a natural resource review for all developments, and that they can require conservation style developments if sensitive areas are found. Discussion then returned to the proposed changes to the wording of Article 1.7 regarding Non-Conforming Use in order to clarify the article. It was agreed to clarify the language of the sentence regarding the standard clause that the discontinuance of one year voids vested rights to continuing non-conforming use.

Discussion then turned to Class VI roads. The wording of Candia's regulations was reviewed, and it was agreed that the Board is most concerned with developments that are located at some distance from Class V roads and upgrades that would increase the length of a dead-end road because these kinds of development would lead to scattered and premature development. It was noted that drafting an ordinance that works in tandem with RSA 674:41 would allow land use boards to review proposals and would take the burden off the Selectmen for review. It was noted that the Board of Adjustment serves as the appeals board under this statute, and anybody who wanted

development beyond what might be allowed under a local ordinance would also be able to appeal to the Board of Adjustment. It was agreed that establishing a criteria that involves distance from Class V roads makes sense. It was agreed that restricting scattered and premature development is in the town's interest, due to the expense of such developments as well as the impacts on water quality and the fragmentation of land. Changing Class VI roads to Class A or B Trails is one option that towns use. It was noted that maintaining rural character is an identified goal of the town's Master Plan.

Finally, the Chairman noted that he has connected with Scott Schroeder about the proposed cell-tower working group. It was suggested that if the group identified sites, they might become an overlay district in zoning. Board members suggested Paul Eaton and Jim Russo as possible Board members. Board members agreed to schedule another work session for Thursday, October 22<sup>nd</sup> at 6:30 PM. Phil Auger then moved to adjourn the meeting. Brian Monahan seconded the motion, there was no further discussion. The Chairman called the vote. Phil Auger—aye, Brian Monahan—aye, Donald Coker—aye, Charles Moreno—aye. The motion passed by unanimous vote. The meeting adjourned at 7:54 PM.

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