

DRAFT—NO LEGAL VALUE

Minutes

Strafford Planning Board Meeting

April 1, 2021

As Chair of the Planning Board of the Town of Strafford, Charles Moreno 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 summarized 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 +1 260-702-9456 and using the assigned meeting code or by clicking on the website address: meet.google.com/xmk-cfno-pjk.
- 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.
- 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.
- d) adjourning the meeting if the public is unable to access the meeting due to a widespread event: In the event the public is unable to access the meeting, the meeting will be adjourned and rescheduled.

The Chair opened the meeting at 7:30 PM by taking roll call attendance. Members present were Charles Moreno, Chairman, Phil Auger, ex-officio member Brian Monahan, Tim Reed, and Donald Coker, Don Clifford, and Susan Arnold, Alternate members. The closing date for applications to appear on the agenda for the May 6, 2021 regular meeting will be 5 P.M. Tuesday, April 13th, 2021; revised materials for continuing applications must be submitted by Tuesday, April 27th. Noting the absences of a regular member, the Chairman advised that he would like to rotate among alternates, and he then designated Susan Arnold to vote in place of Terry Hyland for this evening. Board members turned to the minutes of the January public hearing. Charles Moreno noted several typographical errors in the document and noted the corrections. Phil Auger then moved to approve the minutes as corrected/amended. Brian Monahan seconded the motion. The Chairman called the vote: Phil Auger—aye, Brian Monahan—aye, Tim Reed—aye, Susan Arnold—abstain as she was not present for the entire hearing, Charles Moreno—aye. The minutes were approved by unanimous vote with one abstention. The Board then turned to the minutes of the March regular meeting. Phil Auger made a motion to approve the minutes as written. Brian Monahan seconded the motion. There was no further discussion and the Chairman called the vote: Phil Auger—aye, Brian Monahan—aye, Tim Reed—abstain as he was not present, Susan Arnold--aye, Charles Moreno—aye. The minutes were approved by unanimous vote with one abstention. Noting the audience, the Chairman quickly ran through the agenda for the evening.

There were no items of continuing business. The first item of new business was the application of NICK J. & ANGELA L. ST. GERMAIN for the 2-lot subdivision of their property located at 64 Back Canaan Road (Tax Map 4, Lot 83-1-5). This project qualifies as a major subdivision by cumulative impact. Ray Bisson of Stonewall Surveying presented the application. The St. Germain's hope to divide off a new 3.31 acre lot for Mr. St. Germain's

mother from the front of their 17 acre parcel originally created by a 2004 subdivision, leaving a remainder lot of 13.69 acres including the St. Germain's existing home. Mr. Bisson met with the Board for Conceptual Consultation at the November 2020 regular meeting. The wetlands were delineated by Joseph Noel, who is present this evening. Most of the information on the remainder lot is taken from the previous survey. Test pits for the new lot were done by Bailey Environmental. The Road Agent has okayed the proposed driveway location for the new lot. State subdivision approval has been received. Poorly and very poorly drained soils are indicated on the plan, along with the direction of flow for the surface water. The topo sheet shows the potential house site. The Chairman advised the audience of the process to be followed by the Board: the Board will review the plans for completeness before opening the meeting to the public.

Don Clifford advised the Board that he had reviewed the plans with the checklist and there were three items that he had not found: the deed reference, the plan set note, and the building setback. Mr. Bisson advised that the deed reference and plan set note are both in the list of plan notes. Mr. Moreno noted that the color code in the legend does not match the plans, and is the source of confusion regarding setbacks. Phil Auger said that he had looked at the plans with the checklist and had no questions. Mr. Moreno asked about the current use status; Mr. Bisson advised that the property is in current use (Note 2). Phil Auger thanked Mr. Bisson for coming to the Board for conceptual consultation, noting that it had been very helpful. Mr. Moreno then asked the audience if they had any comments regarding the content of the plan. Eric McKinney of 108 Back Canaan Road said that his concern is whether the project would affect existing wetlands. There were no other immediate comments. The Chairman advised that he would take a motion on completeness. Phil Auger then moved to accept the plans as complete for consideration. Brian Monahan seconded the motion; there was no further discussion. The Chairman called the vote; Phil Auger—aye, Brian Monahan—aye, Tim Reed—aye, Susan Arnold—aye, Charles Moreno—aye. The motion passed by unanimous vote and the plans were accepted as complete for consideration.

The Chairman then advised that the official public hearing on this application will be held at the next meeting because this is a major subdivision, but advised that the Board would take public comments at this time. John Sparrow asked if there would be any blasting because he is concerned about area wells and his septic system. Ray Bisson said that they had a good test pit and does not anticipate that blasting would be needed. A general discussion of the requirements on the town and state level if/when blasting does occur. Phil Auger noted that there are no town ordinances. Scott Whitehouse, Fire Chief, noted that there are state permits, requirements for bonding, and seismic studies for adjacent structures, etc. and said that the Fire Chief is notified in advance. Ray Bisson asked if there are any questions on the plan, noting that the wetland scientist is present. Phil Auger noted that the wetlands on this lot are part of the Spruce Pond wetlands complex, and said that it is important to get development to the front of the lot away from the wet. Mr. Bisson noted that they have shown the direction of flow, which goes both ways, and found a way to squeeze in the septic. Mr. Moreno said that the Board is pleased that they have re-done the wetlands mapping and noted that conditions on the site have changed due to logging and development in the rear. Mr. Bisson noted that the site lends itself to a garage under the house. Mr. Bisson will re-forward the wetlands report to the Board and he advised that there are no waiver requests associated with the application. Don Clifford noted that this is a very complete application. Charles Moreno noted that it is nice to see the very poorly drained soils identified. Tim Reed asked about procedures and local requirements, and Mr. Moreno noted that zoning basic requirements are often spelled out in the plan notes, and that review of the plans with the checklist allows the Board to take time to look over the plans and catch any missing items. There was no further discussion; the Chairman advised that further review will be continued to the next regular meeting when the public hearing will be held.

The next item of new business was the application of CAVERLY HILL FARM LLC for Design Review for a proposed 6-lot conservation subdivision of land on Leonard Caverly Road (Tax Map 8, Lot 69). Design Review is a non-binding discussion between the applicant and the Board and is required under the Conservation Development ordinance, which requires that various natural features of the site be identified in advance to help identify the most important features to protect when planning development. Charles Moreno stepped off the Board for this item and asked Phil Auger to serve as Chair for this application. Donald Coker was designated as a voting member for this application. Dan O'Lone of Berry Surveying and Engineering presented the application, accompanied by Paul Eaton and Charles Moreno. The property totals 67.43 acres. They have submitted a conceptual yield plan showing full build-out of the property with a loop road off the end of the existing Leonard Caverly Road that yields 20 to 21 lots. They have completed the boundary survey, but the contours and wetlands are preliminary. Soils maps show the uplands area as Paxton soils, which are good farmland soils. The land slopes down toward Spruce Ponds to the southeast. The formula approach yields 20 lots. Phil Auger asked what the length of the proposed loop road might

be, and Mr. O'Lone said that he believes that it would be between 1600 and 1800 feet. The owners would prefer a conservation development, creating 4 small building lots and 2 larger lots with conservation restrictions and exclusion areas for future house sites. The small lots would be about ½ acre in area and would have frontage on Leonard Caverly Road. They want to use the existing stone walls as boundaries as much as possible and hope to preserve the historic nature of the old Caverly farm. They will review driveway locations with the Road Agent and it was noted that the small lots will need to meet NH DES requirements for lot loading. There is also a snowmobile trail on the property and it will remain. Phil Auger said that the Board must take a look at the build-out yield plan to see if the proposed build-out is technically feasible, noting the cost of the proposed loop road at roughly \$500 per foot and concerns with drainage if the yield plan was meant to be a viable plan. Either approach to determining the lot yield suggests that the property could be divided into many more lots than are being proposed.

Phil Auger asked about the proposed locations for the small lots, noting concern with topography and wetlands issues. Paul Eaton said that he is most concerned with conserving the prime agricultural soils and that he hopes to retain the larger lot around the original farmhouse and farmland soils, while Charles Moreno is looking at long-term management of the forest. The two owners are hoping to split the property according to their interests, with each owner getting two small lots and one larger lot. They are planning on shared driveways. Any lots created on the west side of Leonard Caverly Road chew up agricultural soils, he noted. Mr. Moreno noted that preservation/conservation of prime agricultural soils is a stated goal in the Master Plan. He noted that they are also trying to protect the stone walls, which are mentioned in the conservation development ordinance. Their proposal would protect the entire spruce swamp area of this lot, a vernal pool, good soils, and stone walls. There was some general discussion of the proposal. Susan Arnold suggested that the owners put together a vision statement that would tell the story of the land and their proposal. The owners noted that they plan on using the deed restriction option for the dedicated conservation land. It was agreed that they will know more once topography and wetlands have been mapped. Phil Auger noted concern for Blanding's turtles. Jim Anderson, an abutter, was present from Bethel CT; he said he had no comments. Charles Moreno suggested a site walk and Board members agreed. A site review was scheduled for Wednesday, April 7th at 5PM. Further discussion of the Design Review was continued forward to the next regular meeting.

Mr. Moreno resumed his position as Chairman. The next item of business was to call on Corey and Dahriz COLWELL, who have submitted a letter to the Board outlining Dahriz Colwell's proposal for a one-person hair salon business in their home located at 1010 Province Road (Tax Map 6, Lot 2A-1). Don Clifford noted that the Colwells have submitted a really good package and that they have addressed all of the main issues, including waste, septic, etc. Donald Coker said that this proposal does not seem different from several other similar proposals and agreed that everything has been addressed. He said that he does not believe that traffic will be a problem with a one-person salon. He asked if the Colwells are remodeling their home to accommodate the salon; Charles Moreno asked about the septic and setbacks. Corey Colwell noted the recent boundary adjustment that addressed the septic setback issues to property lines. He said that they wanted to get approval for the salon business from the town first and that there will then be both town and state requirements that they will need to meet. David Copeland advised that he had inspected the home when it was built but will need to inspect again after remodeling. Mr. Moreno complimented the Colwells on the application package and said that it sets a gold standard for future projects. He said that he would entertain a motion from the Board. Phil Auger then moved to approve the proposal as presented as it appears to conform to the zoning ordinances which allow home occupations. Susan Arnold seconded the motion. The Chairman called the vote: Phil Auger—aye, Brian Monahan—aye, Tim Reed—aye, Susan Arnold—aye, Charles Moreno—aye. The motion passed by unanimous vote and a letter will be drafted for the Colwells.

The second item of informal business was to call on SCOTT and JODI SCHROEDER who have asked for a Preliminary Conceptual Consultation with the Board regarding the proposed subdivision of property located on Leightons Corner Road (Tax Map 9, Lot 43-3). The property is approximately eleven and a half acres; originally part of Don Poppema's land. They have adequate frontage for at least 3 lots according to the 1997 subdivision that created this lot; each of their new lots would be about 3.8 acres. The land is fairly flat and there is a seasonal runoff toward the rear of the property toward Mill Road. Phil Auger noted that the soils here are mapped as Ridgebury soils and noted that they may have an issue with seasonal high water table. Scott Schroeder noted that there is good visibility for driveways along Leightons Corner Road. There was some discussion of possible alternative layouts. The Schroeders indicated that they hope to offer slightly larger lots because they feel that is what people want and that their lots would then be more valuable. The Schroeders said that they do not intend to have the land cut before

selling and it was noted that there is some older growth on the lot. Board members recommended that future lot lines should be blazed, due to their length, and suggested that the Schroeder include blazing into their survey contract.

Scott Schroeder then stayed in the meeting and updated Board members on the work of the Ah Hoc Cell Tower working group: Scott Schroeder, Chris Garcia, Scott Hodgdon, and Jim Rousseau. He said that their goal has been to define a coordinated plan for cellular communication for the town. They are trying to define the areas that would be most suitable to put towers to get the best coverage. Mr. Schroeder explained the work that they have been doing to study locations. They are hoping to provide the data that will serve as the basis for an overlay district identifying the best locations. The group would like the Planning Board to contact the State of NH to see if there is any option for the Town to put equipment on the state telecommunications towers on Blue Job.

Board members then turned to a discussion of alternates and agreed it was time to hold Board elections for this year. Following a brief discussion, Phil Auger then nominated Charles Moreno to continue as Chairman. Tim Reed seconded the motion, and there was no further discussion. The vote went as follows: The Chairman called the vote: Phil Auger—aye, Brian Monahan—aye, Tim Reed—aye, Susan Arnold—aye, Charles Moreno—abstain. The motion passed by majority vote with none opposed. Susan Arnold then nominated Phil Auger as Vice-Chair. Tim Reed seconded the motion. There was no further discussion and the vote went as follows: The Chairman called the vote: Brian Monahan—aye, Tim Reed—aye, Susan Arnold—aye, Charles Moreno—aye, Phil Auger—abstain. The motion passed by majority vote with none opposed. Board members then discussed when to schedule a work session. It was agreed to have a work session following the site review on April 7th. There being no further business before the Board, Phil Auger moved to adjourn the meeting. Brian Monahan seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative. The meeting adjourned at 10:31 PM.