

Minutes

Strafford Planning Board Meeting

May 6, 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 +1 401-379-0679 and using the assigned meeting code or by clicking on the website address: meet.google.com/xzb-zkcb-zvp.
- 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 a work session at 6:36 PM by taking roll call attendance. Members present were Charles Moreno, Chairman, Terry Hyland, Tim Reed, and Don Clifford and Donald Coker, Alternate members. Phil Auger joined at 6:50 PM and Brian Monahan joined at 7:05 PM. The Chairman advised that the work session would focus on Class VI roads and frontage. Phil Auger has edited the proposed Class VI policy to reflect earlier discussions. Mr. Moreno advised that he is doing research on the number of lots that might be affected if the town adopts a policy of only allowing construction on a Class VI road within 800 feet of a Class V or better road; beyond that point the property owners would be required to apply for a variance. Charles Moreno advised that he has only found about 10 properties that might be affected so far, and quite a few of those are owned by the Blue Hills Foundation. Donald Coker said that he likes Tim Reed's suggestions for updates to the policy. There was a discussion of the idea of "no subdivision" or "no minor subdivision" in the policy. It was agreed that likely the policy would not stop a major developer who had the resources to upgrade a Class VI road to full town specifications. Phil Auger noted concern with "knife edge" new development of a lot far into an undeveloped area as well as steep slopes. It was noted that it is important to reference town specifications in the Subdivision Regulations Paragraph 2.6.5 rather than Class V, noting that town specifications include slope, etc. Charlie Moreno recommended that the Board look at Class VI roads to see which it might make sense to consider recommending Class A trail status, particularly those roads in the interior of large blocks of open space. Terry Hyland suggested working toward updating the master plan as a background. Brian Monahan noted that the Selectmen are concerned that the 800 foot limitation would affect assessments and tax revenues. It was agreed to check the assessments and tax status of the various properties identified by the Chairman; it was noted that many such parcels are under current use assessment and already have reduced assessments. It was agreed that the Board should hold educational workshops, etc. over the coming months. Noting the time, the Chairman asked for a motion to adjourn the work session. Phil Auger so moved; Tim Reed

seconded the motion. There was no further discussion and the vote went as follows: Terry Hyland—aye, Tim Reed—aye, Phil Auger—aye, Brian Monahan—aye, Charles Moreno—aye. The work session adjourned at 7:30 PM.

The Chairman opened the regular meeting at 7:30 PM and repeated the COVID-19 pandemic statement regarding the authorization to meet electronically under the Governor's emergency orders. The closing date for applications to appear on the agenda for the June 3, 2021 regular meeting will be 5 P.M. Tuesday, April May 11th, 2021; revised materials for continuing applications must be submitted by Tuesday, May 25th. Noting that all regular members are present, the Chairman then turned to the minutes of the regular April meeting. Phil Auger then moved to approve the minutes as presented. Tim Reed seconded the motion. The Chairman called the vote: Phil Auger—aye, Tim Reed—aye, Brian Monahan—aye, Terry Hyland had not been present—no vote, Charles Moreno—aye. The minutes were approved by majority vote. The Board then turned to the minutes of the April 7th site walk and work session. Phil Auger then moved to approve the minutes as presented; Charles Moreno seconded the motion. The vote went as follows: Site walk; Phil Auger—aye, Tim Reed—aye, Brian Monahan had not been present—no vote, Terry Hyland had not been present—no vote, Charles Moreno—aye; Work session; Phil Auger—aye, Tim Reed had not been present—no vote, Brian Monahan—aye, Terry Hyland had not been present—no vote, Charles Moreno—aye. The minutes were approved by majority vote. Next, the Board addressed the minutes of the April 27th work session. Brian Monahan moved to approve the minutes as presented. Phil Auger seconded the motion. The vote went as follows: Phil Auger—aye, Tim Reed—aye, Brian Monahan—aye, Terry Hyland had not been present—no vote, Charles Moreno—aye. The minutes were approved by majority vote. The Chairman quickly ran through the agenda for the evening, noting that there is one item of continuing business on the agenda and one postponement.

There were no items of new business. The first item of continuing 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 Chairman asked Mr. Bisson to give a quick re-cap of the proposal, noting the public hearing will be held at this meeting. Mr. Bisson noted the history of the property and that they met with the Board for Pre-conceptual consultation in November and submitted the formal application for subdivision for the April 2021 meeting. Wetlands have been re-delineated; green shows the new delineations. Septics have been done, Greg Messenger, the Road Agent, has approved the driveway location, and they have state subsurface subdivision approval. Phil Auger advised that the Board had asked Mr. Bisson to show the proposed house location as close to the road and as far from the wetlands as possible; he noted that he commends Mr. Bisson for working to incorporate the Board's suggestions. He noted that the wetlands on this lot are part of the Spruce Ponds wetlands, an important wetlands complex. Mr. Moreno noted that there are a lot of wetlands and the Board was concerned that the building site would fit. He said that the Board was also concerned that the wetlands be rechecked because there were discrepancies last time, and conditions have changed after logging and lot development. Mr. Bisson noted that Joseph Noel delineated the wetlands and is on the call if there are questions. Charles Moreno, looking at the contours, asked if the building site slopes down toward the wetlands. Mr. Bisson noted that it does. Mr. Moreno asked about foundation drains. Mr. Bisson indicated that he is not sure, but felt that they would not be necessary.

There were no further questions from Board members and the Chairman opened the public hearing. Eric McKenney, noting that he is a new homeowner and the immediate neighbor, asked if development of this lot would impact his well. Ray Bisson noted that he believes that this is part of the purpose for lot sizing. Board members asked if he was having any problems with his well, and he indicated that he is not, but asked who would be liable if problems develop. Mr. Bisson noted DES requirements regarding both well radius and septic systems. Mr. McKenney asked if they intend to clear the land adjacent to the property boundary. Mr. Bisson said that he does not know, but that he doubted that they would cut in the wetlands but would be clearing around the house site. Mr. Bisson noted that people are allowed to cut. There were no other comments or questions. The Chairman advised that he would keep the hearing open and he then turned to Board members. There were no other comments from the Board. There being no further comments, the Chairman closed the public hearing and said that he would entertain a motion from the Board. Phil Auger made a motion to approve the application as presented. Brian Monahan seconded the motion. Mr. Moreno noted that the color legend was a bit off; Mr. Bisson noted that the final plans are published in black and white. There was no further discussion. The Chairman called the vote. The vote went as follows: Phil Auger—aye, Tim Reed—aye, Brian Monahan—aye, Terry Hyland—aye, Charles Moreno—aye. The application

was approved by unanimous vote. The applicants were directed to bring final copies of the plans and checks for recording fees to the office for signatures and recording.

The next item of continuing 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). Charles Moreno requested that further discussion of the application be continued to the June meeting.

There were no items of new business. There was nobody present for Pre-application review. There was nobody present for informal review. Noting that Natalie Moles and Jen Cyysz from Strafford Regional Planning Commission (SRPC) were in attendance, Board members then turned to a discussion of the CEDS (Comprehensive Economic Development Strategy). SRPC updates the CEDS plan every five years, with annual reviews and rewrites. Board members brainstormed possible CEDS goals/projects for Strafford. Some ideas included upgrading internet access over the mountain, childcare and preschool, and community recreation. Phil Auger noted the concern about development pressure on the water quality of Bow Lake, suggesting that options might include a system of incentives for upgrading septic systems, as well as addressing impervious surfaces. Board members asked about the outcome of having projects included in the CEDS report, and Jen Cyysz advised the Board that projects included in the list have advantages when it comes to funding and grant opportunities.

There followed some general discussion of the upcoming May 18th meeting with the Board of Selectmen and the Board of Adjustment, as well as ideas for the Board moving forward. Noting upcoming business for the June meeting, Board members affirmed that Non-Residential Site Plan fees should be calculated based on the total area impacted by the site plan, including but not limited to buildings, parking, drainage, etc. Board members agreed that they would hold the June meeting on-line, with hopes for in-person meetings later in the year. There being no further business before the Board, Phil Auger moved to adjourn the meeting. Tim Reed seconded the motion, there was no further discussion, and the vote went as follows: Phil Auger—aye, Tim Reed—aye, Brian Monahan—aye, Terry Hyland—aye, Charles Moreno—aye. The motion passed by unanimous vote in the affirmative. The meeting adjourned at 10:31 PM.