

DRAFT—NO LEGAL VALUE

Minutes

Planning Board Work Session

June 18, 2020

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 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 and using the assigned meeting code or by clicking on the website address: meet.google.com/ncc-vsed-znp.
- 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 internet or telephonically. Instructions were posted on the website of the Town of Strafford at 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.
- 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.

The Chairman opened the work session at 6:30 PM. Members present were the Chair, Charles Moreno, Phil Auger, Donald Coker, and Don Clifford. Terry Hyland and ex-officio member Brian Monahan joined within a few minutes.

The Chairman advised that he would like to use the work sessions to begin brainstorming areas of concern and begin working on regulations updates for next year. He suggested that each member indicate if they have any particular areas where they would like to begin work. Donald Coker suggested his concern over the definition of frontage. Phil Auger suggested a concern with the usage of the wording 'right of way' as part of the frontage definition, which creates confusion and can contradict RSA 674:41. Donald Coker asked about the difference between Class VI roads, which are public rights of way, and private roads. Board members discussed the question of frontage at length, noting the difference between the amount of frontage required to build vs. subdivide, and the meaning of frontage on private roads and public roads. It was finally agreed that it would make sense to amend the first sentence of the definition of frontage in Article 1.14.5 to read "*Frontage means the length of the lot bordering either on a public road or on a private road.*"

Looking at the discussion of frontage in the Subdivision Regulations, Board members agreed that 2.6.3 Frontage is okay as written, but that it would clarify things if the parentheses and "etc." were removed so that the regulation reads "*where lots are located on the exterior of a curving street in a cul-de-sac, a shorter front dimension shall be permitted, provided that...*"

It was noted that Atty. Roman has submitted an estimate of a maximum of \$600 for the costs for going ahead with the liability and bonding work for the Vertex Tower LLC project while it is still fresh in people's minds. Board

members agreed that this is reasonable. Charles Moreno moved to recommend to the Selectmen to allow moving ahead with Atty. Roman to wrap up work on the Vertex project. Terry Hyland seconded the motion. Vote was taken by roll call and the vote was unanimous in favor of the motion with none opposed. Ex-officio member Brian Monahan indicated that Atty. Roman should go ahead with the work.

Returning to the question of Class VI roads, Phil Auger noted that the Selectmen of some towns delegate review of requests for development on Class VI roads under RSA 674:41 to the Planning Board. Mr. Moreno suggested a joint meeting with the Selectmen and Phil Auger suggested that the Board write up some suggested standards and suggested looking at the regulations in Candia as a starting point.

Returning to the frontage question and recent cases where the only access to a lot is from another town, it was suggested that the Chairman could ask Atty. Roman to look at the frontage definition to see if there is any way to give it more teeth to avoid unnecessary costs to future taxpayers for school busing, fire and safety, etc. Brian Monahan said that the Chairs of the Boards have been granted approval by the Selectmen to get a legal opinion from town counsel and it was noted that Atty. Roman works for the same firm.

It was agreed to meet remotely again for the July meeting and to schedule a work session in advance of the meeting. The July 2nd meeting will again be scheduled as a Google Meet. Phil Auger then made a motion to adjourn the work session. Brian Monahan seconded the motion, there was no further discussion and the vote was unanimous in the affirmative. The work session adjourned at 8:30 PM.

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