

DRAFT—NO LEGAL VALUE

Planning Board Work Session

August 27, 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 +1 224 900-6861 and using the assigned meeting code or by clicking on the website address: [meet.google.com/ fba-tqvj-umh](https://meet.google.com/fba-tqvj-umh).
- 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.
- 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 Charles Moreno, Chair, Charles Moreno, Phil Auger, Terry Hyland, ex-officio member Brian Monahan, and Don Clifford and Donald Coker, Alternate members. Susan Arnold was also present. Board members briefly discussed the upcoming regular meeting, and three Board members volunteered to review new applications with the checklist for completeness in order to prepare for the meeting; Charles Moreno will look at the Blue Hills boundary adjustment, Phil Auger will look at the Perkins plan, and Brian Monahan will look at the Robidas plan, with back-up from Don Clifford. Board members then turned to the memo prepared by Atty. Keriann Roman in response to several questions regarding proposed issues/concerns with the ordinances, including questions about Class VI roads, and the definitions for "frontage", "structure" and "building".

It was agreed that Board members need to identify more clearly what they hope to accomplish when looking at the concerns with development on Class VI roads. It was agreed that context is important, and that some possible concerns are how deeply new construction might extend into an undeveloped area, as well as site-specific features such as slope, natural resource values, major stream and river crossings and riparian buffers. It was agreed that the Planning Board could establish a set of criteria for review, as applicants could naturally be directed to the Board of Adjustment if they wish to pursue a project that did not meet the criteria and would need a variance. Phil Auger offered to make suggestions based on the regulations from Candia. Board members agreed that it is important that the Planning Board not be side-stepped in the review process.

Board members worked with Atty. Roman's proposals regarding the definition of frontage and suggested some revisions. Discussion then turned to the question of non-conforming uses. It was suggested that the most important issue to address would be the construction of new structures on non-conforming lots; Phil Auger suggested that other towns require that a non-conforming lot be able to support both a well and septic disposal system without waivers. It was agreed that the wording of the ordinance should clarify that if a non-conformity is increased, a variance is required. Expansion of non-conforming use in a way that does not increase the non-conformity would be allowable

by Special Exception. Mr. Moreno wondered if the non-conforming use ordinance should include a preamble stating the reasons for regulating non-conforming uses. It was suggested that the preamble for zoning addresses these issues; it was also suggested to rephrase the preamble to read “in order to preserve the beauty, integrity, and rural appearance of our Town” as well as to standardize the usage of “structure” rather than “building” in several sections of the ordinances.

Board members agreed to look over the proposals from the July work session regarding non-conforming uses. Regarding the “structure” definition, it was agreed to ask the Building Inspector and Fire Chief about their concerns with the current definitions. Finally, it was agreed that the Board should ask Atty. Roman for guidance on the question of whether Strafford’s telecommunications ordinance should be tightened up. There being no further discussion, it was agreed to schedule the next work session for Thursday, September 10th at 6:30 PM. There being no further business before the Board, Donald Coker then moved to adjourn the meeting. Phil Auger seconded the motion, there was no further discussion. The Chairman called the vote. Phil Auger—aye, Terry Hyland—aye, Donald Coker—aye, Charles Moreno—aye, Brian Monahan—aye. The motion passed by unanimous vote. The meeting adjourned at 8:30 PM.

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