

DRAFT—NO LEGAL VALUE

Planning Board Site Walk and Work Session

September 10, 2020

Planning Board members in attendance for the Site Walk were Phil Auger, Terry Hyland, and Brian Monahan. Ray Bisson of Stonewall Surveying and David and Pamela Perkins were also present. There were no abutters present. Planning Board members met at 5:00 PM for a site walk regarding the application of David and Pamela Perkins for 6-lot subdivision of their land located on Province Road (Tax Map 1, Lot 18). Conversation focused on proposed Lot 1 and wetlands issues. Board members reviewed the proposed ROW area along the edge of Lot 1 and the Perkins home lot (Tax Map 1, Lot 19).

At 7:00 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 +1 443 424-5719 and using the assigned meeting code or by clicking on the website address: meet.google.com/cev-eyaq-xzp.
- 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.

Charles Moreno opened the work session at 7:00 PM. Members present were Charles Moreno, Chair, Phil Auger, Terry Hyland, ex-officio member Brian Monahan, and Donald Coker, Alternate member. Susan Arnold was also present.

Board members first focused on the question of defining frontage. In late 2018, the definition of frontage in the Subdivision Regulations was clarified, and Board members discussed adding similar language to zoning. Discussion then turned to the question of Non-Conforming Use. Board members reviewed a number of suggestions that Phil Auger had drafted based on the regulations from other communities. Mr. Auger noted that many towns include a provision developing a non-conforming lot requires that a year-round septic can be designed with no waivers. Board members then turned to the July memo that included a number of suggestions for revising this article. Board members agreed to revised Article 1.4.1 D (2), and to add a rules reference. There was some discussion of whether the Board could support the proposal to limit impervious surface to 15% of a lot, and whether this should apply to all lots or only non-conforming lots. It was noted that there are scientific studies that suggest that an even lower threshold of 10%, and that the proposed 15% threshold is defensible in order to protect water quality. Phil Auger said that he would send links to the information. Working through the proposals regarding Non-conforming use, it was agreed that the current wording will be retained and new sections added to clarify the rules for Non-conforming use

and structures. Board members agreed to merge the first two proposed paragraphs into one, and to add several proposed new short paragraphs.

It was agreed to save further discussion of the Class VI roads issue to the next work session and to research structure/building more fully. Atty. Roman has suggested using the word “structure” throughout the ordinance, rather than “building”. Board members agreed to schedule another work session for Thursday, September 24th 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 8:53 PM.

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