

# Minutes

## Planning Board Work Session

**Location:** Strafford Town Hall Conference Room

**Date & Time:** September 23, 2021 6:30PM

**Board Members Present:**

Charlie Moreno – Chairman  
Phil Auger – Vice Chairman  
Terry Hyland  
Tim Reed  
Don Clifford – Alternate  
Susan Arnold – Alternate

**Others Present:**

Keriann Roman, Attorney, Drummond Woosum,  
Planning Board Legal Counsel

The Chairman, Charlie Moreno, called the meeting to order at 6:34PM, recognized the board members present, the Planning Board legal counsel, Keriann Roman, and the members of the Voluntary Cell Tower Committee (VCTC), Scott Schroeder, Chris Garcia, and Scott Hodgdon. In the absence of voting member Brian Monahan, the Chairman appointed Susan Arnold as a voting member.

**Cell Tower Zoning Discussion**

The Chairman asked the VCTC to provide a brief presentation. Scott Schroeder outlined, with the use of Power Point, the proposed location of four cell towers and associated propagation maps which indicated optimal cell coverage for the Town of Strafford. The location of each tower was based on technical specifications and terrain considerations and not with regard to land ownership. Three alternate cell tower locations were identified. However, their coverage propagation was not specifically evaluated, but considered to be less effective due to ground elevation and terrain. The Board, legal counsel and the VCTC discussed numerous cell tower considerations including, but not limited to, the following:

- Tower location, height specifications and visual considerations.
- Cell service provider use of towers.
- Possible issue of special use permits.
- Development of visual overlay by elevation/terrain contours.
- Ordinance for cell tower/telecommunications.
- Public outreach/notice.

The board agreed to draft a “cell tower/telecommunications” ordinance based on modification of a sample ordinance provided by legal counsel to be made available for legal review by the end of October-early November. Subsequently, public outreach efforts would be conducted prior to warrant article public meetings in January 2022. It was determined that the VCTC would be best suited to inform the public. In order to provide the VCTC authority as an official Planning Board committee, Susan Arnold made a motion to formally recognize the VCTC as the “Cell Tower Advisory Committee”.

The motion was seconded by Philip Auger, voted upon by all members in the affirmative and passed. It was later determined that an appointed voting member was not authorized to make a motion. As a result, the Chairman restated the motion, which was again seconded by Philip, voted upon by all members in the affirmative and passed. The Board recognized and voiced appreciation for the prior voluntary efforts of the VCTC for their cell tower research and plan development.

### **Class VI Roads Discussion**

The Board intended to review a recent mapping of 21 Class VI roads and the designation of four Class A trails. However, the map(s) could not be displayed due to computer technical issues. It was agreed to provide the map(s) electronically to each Board member for review prior to the next Board meeting. There was discussion regarding the maximum 800' distance from a Class V road for building permit on a lot fronting a Class VI road, status of subdivisions on Class VI roads, and the possibility of bringing Class VI roads up to Class V to allow subdivision consideration. The board concluded it should develop a policy for Selectman to adopt rather than an ordinance.

### **Craft Boundary Blazing Language**

The Board discussed possible language to properly define lot boundaries. They reviewed proposed language regarding the use of monuments at each corner boundary and angle point, the use of intermediate lot line designation at a specific number of feet when lot line between 1000' lot line makers is not clearly visible, and the alternate use of a "well maintained lot line". The Board concluded that the current proposal needed to be modified and would be readdressed at the next board meeting.

The Chairman confirmed the next Board meeting to be October 7, 2021 at 6:30PM and the next work session to be October 14, 2021 at 6:30PM.

There being no further discussion, Terry Hyland made a motion to adjourn, seconded by Philip Auger. All voted in favor and the meeting adjourned at 8:43PM.