

Planning Board Meeting January 7, 2010

Members of the Planning Board in attendance were Charles Moreno, Chairman, Lynn Sweet, Donald Rhodes, James Graham and Kate Sawal, Alternate member.

Meeting called to order at 7:34pm

The audience was reminded that the Board will not accept any new business after 10:30 P.M. and that the meeting will be adjourned by 11: P.M.

It was announced that the closing date for new applications to be filed for the agenda for the regular February 4, 2010 meeting will be 5 P.M. on Tuesday, January 19, 2010.

There was no continuing business.

New business

John Berry from Berry Engineering presented maps for a boundary adjustment between the properties of Elizabeth Ann Tufts, 1335 Whig Hill Road (Tax Map 3, Lot 20) and Andria and Michael Collins, 295 Whig Hill Road (Tax Map 3, Lot 20-2). The Collins lot was created by a 2003 subdivision of the Tufts property.

The object is to allow the Collins to have access to the pond by transferring about $\frac{1}{2}$ acre to the Collins whereas the Tufts lot will be reduced the $\frac{1}{2}$ acre. Both lots are in current use. Abutters Mrs. Pat and George Langs asked if the pond was visible from the road and how big it was. Ms Raines another abutter was also present and asked if the project would affect the road, noting that she believed that there are proposals for upgrading the road. The Collins lot will increase to 12.58 acres and the Tufts lot will be reduced to 12.45 acres. Board members then reviewed the plans with the checklist. The following items need be added or clarified: current use information should be added for both lots as Note 2; take the word "old" out of the road name in the locus; and set boundary markers.

There were no further questions.

Lynn Sweet moved and Jim Graham seconded the motion to accept the plan as complete for consideration with the requested changes and notes for the map.

Public meeting was opened and closed with no questions. Lynn Sweet then made a motion to accept and approve the plans for boundary adjustment, conditional upon the completion of the items noted above. Jim Graham seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative. Mr. Berry was directed to bring the mylar and copies to the office for signatures and recording.

Closed meeting and the board accepted the adjustments.

Old business - Board members briefly discussed several proposed initiatives regarding agricultural soils, looking for a way to save the agricultural lands in Strafford, perhaps by enhancing the conservation development regulations to include saving the prime agricultural land. Members of the board will be reviewing zoning regulations.

Working note: What threshold should be established to qualify land for the agricultural soils protection. Soil maps were viewed.

Moved, seconded and voted in the affirmative to adjourn at 8:34pm