

Minutes

Strafford Planning Board Meeting

December 3, 2020

As Chair of the Planning Board of the Town of Strafford, Charles Moreno opened the meeting by stating that the Chairman had requested that he lead tonight's meeting and 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 summarized 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 +1 765-505-6789 and using the assigned meeting code or by clicking on the website address: meet.google.com/kax-qpgp-sia.
- 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.trafford.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.trafford.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 Chair opened the meeting at 7:30 PM by taking roll call attendance. Members present were Charles Moreno, Chairman, Phil Auger, Terry Hyland, ex-officio member Brian Monahan, and Don Clifford and Susan Arnold, Alternate members. The closing date for applications to appear on the agenda for the January 7, 2021 regular meeting will be 5 P.M. Tuesday, December 15th, 2020; revised materials for continuing applications must be submitted by Tuesday, December 29th. Noting that one member was absent, the Chairman designated Don Clifford as a voting member for this evening. Board members turned to the minutes of the November meeting. Phil Auger then moved to approve the minutes as presented. Terry Hyland seconded the motion. The Chairman called the vote: Phil Auger—aye, Terry Hyland—aye, Brian Monahan—aye, Don Clifford—aye, Charles Moreno—aye. The minutes were accepted by unanimous vote.

Paul Eaton and Dan O'Lone of Berry Surveying and Engineering attended the meeting for an informal discussion with the Board regarding the possible conservation development subdivision of a parcel jointly owned by Charles Moreno and Paul Eaton located at the end of Leonard Caverly Road (Tax Map 8, Lot 69). Charles Moreno stepped off the Board and asked Phil Auger to serve as Acting Chair during the discussion and designating Susan Arnold as a voting member for this discussion. It was noted that informal discussions are non-binding. Paul Eaton noted that they purchased the 55-60 acre parcel in 2009, and spoke about the quality of the land, which includes forest, farm soils and 6 to 7 acres of the northern part of the Spruce Ponds wetlands complex. They have hired Berry Surveying to survey the property. Their long-term goals are to manage the land for forestry and farming; the historic features of the property were noted. The old Leonard Caverly farmhouse still stands, although it is in poor condition. They would like to separate the property between the two families and hope to permanently protect most of the acreage, including the agricultural soils. The property abuts other conserved parcels to the south and west. They

would like to create some small conservation development lots off the cul-de-sac at the end of Leonard Caverly Road as part of the project. Terry Hyland asked whether Leonard Caverly Road was a town road. Mr. Moreno noted that the road is an old road that is shown on the 19th century atlas maps of the town; the road is maintained by the town today. Phil Auger noted that the road is a dead-end road. There are currently 9 lots along the road. The various provisions of the subdivision regulations regarding roads and frontage were discussed. Board members all agreed that it this project could serve as a model conservation development subdivision looking toward the future.

There being no further business before the Board, Charles Moreno stepped back as Chair, and asked for a motion to adjourn the regular meeting. Don Clifford so moved and Phil Auger seconded the motion. The Chairman called the vote. The vote went as follows: Phil Auger—aye, Terry Hyland—aye, Brian Monahan—aye, Don Clifford—aye, Charles Moreno—aye. The regular meeting was adjourned by unanimous vote.

The Chairman then opened a work session for Board members to continue working on updates to the ordinances and regulations for 2021. Brian Monahan presented an ordinance regulating events that has been proposed by the town attorney. Board members discussed the proposal, noting some concern that traditional town events hosted by local churches, committees, etc. might be subject to the proposal unless the language was clarified. Board members also looked at the various proposals for clarifying the definition of structure. Board members have been holding work sessions for the past few months, and it was agreed to pull together a full set of the various proposals to put forward for a public hearing in the month of January. Phil Auger then moved to adjourn the meeting. Terry Hyland seconded the motion. The Chairman called the vote. The vote went as follows: Phil Auger—aye, Terry Hyland—aye, Brian Monahan—aye, Don Clifford—aye, Charles Moreno—aye. The work session adjourned at 9:17 PM.