

Minutes

Planning Board Meeting

December 2, 2010

Members of the Planning Board in attendance were Charles Moreno, Chairman, James Graham, Don Rhodes, Lynn Sweet and Mark Witcher.

The Chairman called the public meeting to order at 7: 35 PM and announced the members present. The closing date for applications to appear on the agenda for the January 2011 regular meeting will be 5 p.m., Tuesday, December 14, 2010. The Chairman reminded the audience that the Board has a policy setting time limits for meetings and that the Board will not consider any new business after 10:30 PM.

The only order of continuing business was the application of ROBERT, ELAINE, and REBECCA WHITE for Non-Residential Site Plan Review for the Whitehouse Early Learning Center, 352 Province Road (Tax Map 8, Lot 75). There was no new information on this item.

The first order of new business was the application of ELMCROFT REALTY TRUST for boundary adjustment between two of the lots created by the 2008 subdivision of their property located on Province Road (Tax Map 25, Lot 4 and Lot 3-1, a.k.a. 4-1). Steve Ferguson of Norway Plains Survey Associates presented the plans. There were no abutters present. Don Rhodes stepped off the Board for this item due to his connection with the firm. Mr. Ferguson advised that the applicants hope to reconfigure the two lots by swinging the property line so that it lines up with two large rocks in the lake. Board members reviewed the plans. Mr. Ferguson clarified that the family is working with the federal Wetlands Reserve Program to complete a conservation easement on Lot 3, which he noted on the plan. For consistency, it was agreed to use Lot 3-1 rather than Lot 4-1 as the final lot numbering for the second lot shown on the plan. Mr. Ferguson noted that his application included a request for waivers from a number of plan items such as topography, soils, setbacks, etc. as typical for boundary adjustment plans. Noting that there were no missing items on the checklist, Jim Graham then made a motion to accept the plans as complete for consideration. Lynn Sweet seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative. The Chairman then opened the public hearing. There were no comments. The Chairman then closed the public hearing. Board members then discussed the plans and the request for waivers. After discussion, it was agreed that setback lines would not be needed for the boundary adjustment plan, but agreed that Note 9 should include wording indicating that to see a complete set of plans, you should see the first reference plan.

There was no further discussion and the vote was unanimous in the affirmative. The Chairman then opened the public hearing. There were no comments. The Chairman then closed the public hearing. Jim Graham then made a motion to accept and approve the plans for 2-lot subdivision as presented. Mark Witcher seconded the motion, there was no further discussion and the vote was unanimous in the affirmative. Mr. Runnels was advised to bring the mylar and copies to the Town Office for signatures and recording.

Board members then turned to work on their project to revise the Conservation Development Ordinance in coordination with the effort to provide for increased opportunities to protect prime agricultural soils. Board members worked from the model ordinance and continued working toward blending the best of the model language with the language of Strafford's existing ordinance.

There being no further business before the Board, it was moved, seconded and voted to adjourn at 10:45 pm.

Minutes

Planning Board Work Session

December 9, 2010

Members present: Charles Moreno, Chairman, Jim Graham, Lynn Sweet, Don Rhodes and Mark Witcher. Paul Eaton also attended, arriving at 7:45.

The Chairman opened the meeting at 7 PM. Board members met to continue work on long-term planning issues regarding agricultural soils. Board members worked through the model conservation development ordinance, suggesting language to blend the best parts of the model with our existing ordinances. Draft language for the proposed Agricultural Soils Overlay District was reviewed.

Board members also briefly noted that the Board has received the scope of services for PREP/Normandeau to work with the Board on drafting stormwater regulations for the town in coordination with other seacoast watershed communities.

There being no further business before the Board, it was moved, seconded and voted to adjourn at 9:45 pm.

DRAFT—NO LEGAL VALUE

Minutes

Planning Board Work Session

December 14, 2010

Members present: Charles Moreno, Chairman, Jim Graham, Lynn Sweet, and Don Rhodes. Paul Eaton also attended.

Board members met to continue work on long-term planning issues regarding agricultural soils. Board members worked through the model conservation development ordinance, draft agricultural soils overlay district ordinance and noted that an additional definition for building envelope would be needed for the revised conservation development ordinance. It was also suggested that the Board should amend the Subdivision Regulations by including language allowing an exception to the number of houses on a dead-end road for conservation development design. The Board will request that SRPC draft a new agricultural soils overlay one-color map for presentation of the proposed district. It was agreed to hold the hearing at the regular January 6, 2011 meeting of the Board.

There being no further business before the Board, it was moved, seconded and voted to adjourn at 9:30 pm.