

Minutes

Planning Board Meeting

November 4, 2010

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

The Chairman called the public meeting to order at 7: 38 PM and announced the members present. The closing date for applications to appear on the agenda for the December 2010 regular meeting will be 5 p.m., Tuesday, November 16, 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 first order of continuing business was the application of WEN W. REDMOND REVOCABLE TRUST for boundary adjustment between their properties located on Water Street and Fire Road 21 (Tax Map 34, Lot 7, Lot 7-1 and Lot 8, 34 Fire Road 21). David Whitcher was present representing the Redmonds; he noted that Randy Orvis was unavailable this evening. Mark Whitcher suggested that he should step off the Board for this item as a result. Charlie Moreno noted that he also stepped off the Board for this case due to the fact that he works with the Redmonds on forestry projects on their other properties. After discussion, it was agreed that Mark Whitcher would remain on the Board because he has no connection with the Redmonds and was unaware that David Whitcher would be presenting for Randy Orvis, the surveyor. Jim Graham took over as Acting Chair for this application. David Whitcher presented revised plans to the Board which included a note regarding the action of the Strafford Board of Adjustment, who had heard this case on October 12, 2010. The ZBA granted the Redmonds a variance to minimum area requirements, thereby allowing the boundary adjustment to move forward. It was noted that the ZBA had found that Lot 8 was not increasing in non-conformity because there is ample frontage on Bow Lake which is a public waterway. Adjustment of this lot is therefore allowed under Article 1.7.1. A Variance was granted allowing Lot 7, a current non-conforming lot by frontage, to decrease in area.

Board members then reviewed the plans with the checklist. The only item missing was the Shoreland Protection Zone line, and building and septic setback lines. In addition, topography and elevations were not included because they are not necessary for boundary adjustment applications. Lynn Sweet then made a motion to accept the plans as complete for consideration. Mark Whitcher seconded the motion; there was no further discussion, and the vote was unanimous in the affirmative. The Acting Chair then opened the public hearing. There were no comments. The Acting Chair then closed the public hearing. Board members then discussed the Shoreland Protection Zone question, and discussed whether it would be helpful to include building and setback lines on the plans. After discussion, it was agreed that the Shoreland Protection Zone should be indicated on the plan, but that setback lines would not be needed because one of the lots has already been developed. David Whitcher requested that the Board conditionally approve the plan, noting that the ZBA decision would not become final until after the 30 day appeal period ends. Lynn Sweet then made a motion, seconded by Mark Whitcher, to approve the plans for boundary adjustment, conditional upon the addition of the Shoreland Protection Zone line and the finalization of the Board of Adjustment decision following the appeal period. There was no further discussion and the Acting Chair called the vote. The vote was unanimous in the affirmative. David Whitcher was advised that the mylar and copies of the final plan should be brought to the Town Office for signatures and recording.

The next 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 DONA R. and CAROL L. DOYON for the 2-lot subdivision of their property located at 296 First Crown Point Road (Tax Map 19, Lot 37). Charles Moreno returned to the Board. Joel Runnels of Norway Plains Survey Associates presented the plans; Dona Doyon was present accompanied by his son-in-law. Mr. Runnels said that the Doyons are planning to create a building lot off one corner of their 40± acre parcel for their daughter and son-in-law to build. The new Lot 37-1 would be 3.21 acres in area, with frontage on First Crown Point Road. Lot 37 would be reduced to 37± acres including the existing home. The Board then reviewed the plans with the checklist. There were no items missing. Final plans will need to show the seals of the surveyor and wetlands scientist. It was noted that NH DOT has acknowledged receiving the application for a driveway permit, but has not yet acted on the application. The driveway location was checked by Don Rhodes and adequate site distance has been provided. 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. Jim Graham then made a motion to accept and approve the plans for 2-lot subdivision as presented. Mark Whitcher 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 briefly discussed updating application requirements in order to make it easier for Board members to review applications in advance of the meeting. 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 considered ways to blend 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 9:45 pm.

Minutes

Planning Board Work Session

November 18, 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, suggesting language to blend the best parts of the model with our existing ordinances.

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