

Minutes

Planning Board Meeting

April 5, 2012

Members of the Planning Board in attendance were Charles Moreno, Chairman, Paul Eaton, Terry Hyland, Lynn Sweet, Mark Whitcher, and Donald Coker, Alternate member. The Chairman called the public meeting to order at 7:35PM and announced the members present. The closing date for applications to appear on the agenda for the May 2012 regular meeting is 5 p.m., Tuesday, March 20, 2012. 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. It was agreed to postpone consideration of the minutes until after the formal business.

The Chairman advised the audience that Berry Surveying and Engineering has submitted a letter requesting the continuation to the April meeting of the application of JANET CHASSE PREVATT AND TERRY PREVATT for 3-lot, revised to 2-lot, subdivision of their property located at 79 Ridge Farm Road (Tax Map 15, Lot 22). Chris Berry of Berry Surveying presented the application; Janet Prevatt was present and Steve Radwan, an abutter, was also present. Charles Moreno stepped off the Board for this item as an abutter; Lynn Sweet served as Acting Chair for this application. Mr. Berry recapped the situation, noting that they hope to reconnect with the Board and get working on the project. He noted that the issue is road upgrades and what the Board will require for subdividing an additional lot on a private road. He noted that the Board has only required upgrades in the neighborhood of the development in a similar recent case. He noted that he also hoped to determine how much engineering he would need to do.

Addressing the road, Mr. Berry advised that he has information on the different ownerships, and said that they can research whether they would have the right to upgrade. He noted that there is a reserved ROW across multiple properties, but no dedicated width in some areas. Mr. Berry also noted again that he had spoken with the Road Agent. Lynn Sweet asked if they could put together a clearer deed including the ROW for the road. Mr. Berry said that they would look at and condense the prior ROW information. Paul Eaton asked for clarification, asking if the question was whether they would be required to upgrade the entire road or just a portion. Ms. Sweet advised that the Selectmen had requested that the whole road be upgraded, but said that the decision is up to the Board, so that the road would be ready if the Town was ever asked to take over the road. Mr. Eaton then noted that there seem to be two issues: cost and historical ownership. Chris Berry agreed, noting that the road is not a dedicated way, so the situation may be that the Town could never take over the road because any one landowner could object. Ms. Sweet asked why there had been such a delay. Mr. Berry noted that they had met with the Selectmen, and then been trying to decide how to move forward. He said that he understands the Selectmen's concerns, but feels that due to the ownership, this road would never be brought to the town for acceptance. After continuing discussion of the issues, Mr. Berry asked the Board if they would like to see a hammerhead turn-around by the Prevatt property. It was agreed that this would be a good idea; Mr. Moreno requested that his access not be blocked. Mr. Hyland advised that if the road was upgraded in this section, it would make Ridge Farm Road safer, noting that one could not now get a large fire truck to the end of the road. Mr. Berry advised that they intended to do drainage and erosion control work on the section to be upgraded. Donald Coker asked for clarification about the ownership problem and Mr. Berry explained that the road had been laid out over time. It was agreed that in the future, the residents will likely need private road association agreements to tackle issues of liability and maintenance, but this work will begin by addressing title issues for the road. It was agreed that Mr. Berry should be working to provide the following: a narrative on the ownership of the road; a statement from the Road Agent regarding the current condition of the road; a letter requesting waivers to the subdivision regulations as appropriate; engineering details for the section to be upgraded. Further discussion was continued to the next regular meeting.

There is no additional information on the application of Mark and Judith Whitcher for the 8-lot subdivision of Tax Map 1, Lot 14.

Board members briefly discussed the status of the Board's stormwater regulations project funded by PREP. It was agreed to hold a work session on Thursday, April 12th to look over the first draft proposal for stormwater regulations sent by Rick Masters of Normandeau Associates, the Board's consulting engineers. There being no further business before the Board, it was moved, seconded and voted to adjourn at 9:30 pm.

Planning Board Work Session
April 12, 2012

Members present: Charles Moreno, Chairman, Paul Eaton, Terry Hyland, Lynn Sweet, and Donald Coker, Alternate member.

Board members met and reviewed the proposal for stormwater regulations and illicit discharge regulations as proposed in an initial draft sent by Rich Masters of Normandeau Associates, who are working with the Board to develop stormwater regulations under a grant from PREP. Donald Coker had prepared a summary of key issues for Board members to review.

Board members also reviewed stormwater regulations from several other local NH communities that are similar in size to Strafford and who likewise do not yet need to meet the MS4 requirements. It was agreed that some of these model ordinances are more streamlined and are more appropriate to a smaller community with less commercial growth.

The meeting adjourned at 8:45 PM.