

Minutes

Strafford Planning Board Meeting

September 3, 2020

As Acting Chair of the Planning Board of the Town of Strafford, Philip Auger 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 +1 320 400-3296 and using the assigned meeting code or by clicking on the website address: meet.google.com/wdy-gprh-str.
- 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 Acting Chair opened the meeting at 7:42 PM by taking roll call attendance after attendees worked through connection issues. Members present were Phil Auger, Acting Chair, ex-officio member Brian Monahan, and Don Clifford and Donald Coker, Alternate members. Terry Hyland joined the meeting within several minutes during review of the Blue Hills Foundation application. The closing date for applications to appear on the agenda for the October 2020 regular meeting will be 5 P.M. Tuesday, September 8th, 2020; revised materials for continuing applications must be submitted by Tuesday, September 22nd. Noting that the meeting was running behind, the Acting Chair then suggested saving review of the minutes to the end of the meeting. It was noted that two regular members were absent and the Chair advised that Donald Coker and Don Clifford were both designated as a voting members for this evening.

There were no items of continuing business. The first item of new business was the application of BLUE HILLS FOUNDATION, 496 Parker Mountain Road (Tax Map 10, Lot 3) and Parker Mountain Road (Tax Map 10, Lot 3-2) for boundary adjustment between their two properties. Ray Bisson of Stonewall Surveying presented the plans. Philip Lovejoy was present representing the Blue Hills Foundation. There were several abutters present as well. Mr. Bisson presented the plans, noting that the lots are located in the 5-acre zone. The adjustment would allow a small adjustment to the current common boundary between Lot 3, which includes the existing Lodge buildings, and Lot 3-2, which is managed for conservation by the Blue Hills Foundation. He advised that property boundaries were set by the subdivision plan drawn by Little River Survey and that Xavier Drive was abandoned by vote of the town in 2014; both Scott Schroeder and the Storer heirs would retain some rights over the old ROW. Blue Hills Foundation purchased Lot 3-2 in 2012. Mr. Bisson noted the recent history of the property, including the 2019 Site Plan for a wedding/event venue for the Lodge. Blue Hills Foundation purchased the property in June of this year,

and they are getting ready to sell the Lodge. The Lodge lot will be slightly reduced in acreage from 6.54 to 6.3 acres in area, with 5.01 acres of buildable land. Ownership of the dam will transfer to the Blue Hills Foundation as they want to be able to protect the area and the watershed. The Perkins cemetery will also be transferred to the Blue Hills Foundation land so that it becomes part of the conserved land. Finally, the Foundation is also planning to place restrictions in the deed to the Lodge to insure that it will be used in accordance with the mission of the Blue Hills Foundation. There is a no-building restriction on part of the Lodge lot to preserve that area as open space. Mr. Bisson noted that they have requested one waiver to Paragraph 2.7.1 E of the Subdivision Regulations. They are asking for relief for the requirement that they survey/show wetlands on the entire 42 acre parcel (Lot 3-2) as the boundary adjustment will have no real impact on the lot, which is gaining only .25 acres in area.

Mr. Auger asked Board members if they had any questions. It was noted that Charlie Moreno had reviewed the plans with the checklist prior to the meeting and found no items missing. Board members asked for clarification of the buildable area for the Lodge lot (Lot 3). Mr. Bisson advised that once wetlands and steep slopes are deducted, the lot would have 5.01 acres of buildable land. He also noted that since the survey, one of the buildings on the Lodge lot has been removed because it was in very poor condition. The lot area calculations are printed just below the buildings on the plan. Board members then reviewed the proposed deed restrictions for the Lodge lot, which is to remain a single family residence. There would be no further subdivision, and there is a no-building restriction on the open space area near the pond. Philip Lovejoy noted that they already have a signed Purchase and Sale agreement with people who want to preserve the Lodge.

The Acting Chair suggested that the Board first work with the waiver request. Donald Coker said that he sees no reason not to grant the waiver, noting that if Lot 3-2 was being developed, it might be different. It was also noted that the Subdivision Regulations themselves provide relief. Mr. Auger indicated that he would entertain a motion. Donald Coker so moved; Brian Monahan seconded the motion. There was no further discussion and the Acting Chairman called the vote: Phil Auger—aye, Terry Hyland—aye, Brian Monahan—aye, Don Clifford—aye, and Don Coker—aye. The motion carried by unanimous vote in the affirmative with none opposed. The Acting Chairman then advised that he would accept a motion to accept the plans as complete for consideration. Donald Coker moved to accept the plans for consideration as presented, noting that they are well done. Brian Monahan seconded the motion. . There was no further discussion and the Acting Chairman called the vote: Phil Auger—aye, Terry Hyland—aye, Brian Monahan—aye, Don Clifford—aye, and Don Coker—aye. The motion carried by unanimous vote in the affirmative with none opposed. Mr. Auger then opened the public hearing. Scott Schroeder addressed the group and said that he and Jodi are the closest abutters to the Lodge and said that they fully support the project and the Blue Hills Foundation. There were no additional comments. Mr. Auger closed the public hearing. Donald Coker then made a motion to approve the plans for boundary adjustment. Brian Monahan seconded the motion. The Acting Chair called the vote: Phil Auger—aye, Terry Hyland—aye, Brian Monahan—aye, Don Clifford—aye, and Don Coker—aye. The motion carried by unanimous vote in the affirmative with none opposed. Mr. Auger thanked the applicants for their work. Final copies of the plans should be submitted to the Planning Office for signatures accompanied by checks for recording fees.

The second order of new business was the application of DAVID and PAMELA PERKINS for the 6-lot subdivision of their 135± acre property located on Province Road near the Barnstead line (Tax Map 1, Lot 18). Ray Bisson of Stonewall Surveying presented the plans. David and Pamela Perkins were present. There were several abutters present. Mr. Bisson advised the Board that the Perkins hope to divide 5 building lots off the Province Road frontage on the easterly end of their property; the remaining land to the north and west of the new lots would remain as one large parcel. They have completed several steps important to the subdivision. Test pits have been dug and state subdivision approval has been received for the new lots; test pit results are shown on the plans. Greg Messenger, the Road Agent, approved the driveway locations on July 22nd. One of the proposed driveways would use the existing woods road near the boundary between Lot 18 and Lot 19; Lot 1 would have an easement to use the woods road for access to avoid a wetlands crossing. Donald Coker immediately noted concern with proposed Lot 5 at the easterly end of the property, which is triangular in shape. Mr. Coker noted the provision on the subdivision regulations which requires that lots maintain a minimum width of 75 feet. He also noted concern about frontage and contiguous area calculations. Mr. Bisson said that he would add a contiguous area calculation chart and a frontage table to the plans. Several Board members expressed agreement with the concern over the requirement in the regulations regarding minimum width. Mr. Bisson said that he could adjust Lot 6, but noted that it would mean that the lots would all then have more irregular shapes. The current layout takes advantage of the stone walls and would allow straight boundaries. Mr. Bisson then asked if the Board would have the same issue with the 50 foot ROW

proposed over the existing woods road. Board members at first suggested that allowing a 50 foot ROW is not uncommon, as it is just giving access to the large lot of back land (112± acres), which has other frontage to the west of Lot 19. An extended discussion ensued, with some Board members indicating that the 50 foot ROW would be an issue for them due to the minimum width provision. It was suggested that the Lot 1 boundary could be moved over to the Lot 19 boundary, and that the Perkins could retain an easement for themselves over the ROW. Mr. Bisson noted that he would discuss the question with the Perkins, who originally wanted to retain ownership control of the woods road and grant the easement to the new lot. Discussion returned to the question of minimum width for Lot 5. Brian Monahan said that he feels that the formula for determining the width of a triangle should be used here, and he said that if that is done, Lot 6 would easily meet the 75 foot minimum width requirement. Phil Auger and Donald Coker both agreed that this would make sense and would also allow a more regular configuration for the lots. Phil Auger advised the Board that he had reviewed the plans with the checklist and that there are no missing items.

The Acting Chair suggested that the Board first work with the waiver request to Paragraph 2.7.1 E of the Subdivision Regulations regarding the requirement for full perimeter survey and the delineation of wetlands and ledge on the large parcel of remaining land. Mr. Bisson has provided copies of two previous surveys of the remaining land, including an older survey from Orrin James and last year's boundary adjustment with the Blue Hills Foundation along the northwesterly boundary of the lot. It was also noted that the Subdivision Regulations themselves provide relief. Donald Coker made a motion to grant a waiver as requested in the letter dated August 10, 2020. Brian Monahan seconded the motion. There was no further discussion and the Acting Chairman called the vote: Phil Auger—aye, Terry Hyland—aye, Brian Monahan—aye, Don Clifford—abstain, and Don Coker—aye. The motion carried by majority vote in the affirmative of the members voting.

Discussion then turned to whether the plans were sufficiently complete for consideration. Donald Coker said that he would consider accepting the plans as complete with the condition that the property line for Lot 1 be moved to eliminate the 50 foot ROW strip along the Lot 19 boundary, or the submission of a waiver request for this item, and the addition of a frontage table and contiguous area table. Phil Auger said that he prefers moving the Lot 1 lot line across to the Lot 19 boundary and eliminating the ROW, saying that he feels it would make a better lot. Donald Coker noted that this layout would also make better use of natural boundaries. Mr. Coker repeated his motion to accept the plans as complete for consideration as presented with two conditions—the frontage table and to move the proposed Lot 1 boundary to the stone wall along Lot 19. Don Clifford seconded the motion. There was no further discussion and the Acting Chairman called the vote: Phil Auger—aye, Terry Hyland—aye, Brian Monahan—aye, Don Clifford—aye, and Don Coker—aye. The motion carried by unanimous vote in the affirmative with none opposed. The Acting Chair advised the audience that this is an application for major subdivision, so the public hearing must be held at the next regular meeting on October 1st. Don Clifford asked if the group should schedule a site review. He noted that this is a major subdivision, and the Board should take a look. Board members agreed; Mr. Bisson was asked to forward possible dates for a 5PM site review. Further discussion was continued to the next regular meeting.

The third and final order of new business was the application of the TROY A. ROBIDAS and BETTY A. ROBIDAS REVOCABLE LIVING TRUST for the 4-lot subdivision of their property located at 441 First Crown Point Road (Tax Map 19, Lot 48). Ashley Rowe of Norway Plains Survey Associates presented the plans; Troy Robidas was present. Several abutters were also present. This lot was previously subdivided on the Second Crown Point Road end; the current proposal would divide the First Crown Point Road frontage (30.01 acres) into four lots. Lot 48 would be reduced to 12.75 acres with the existing home. Proposed Lot 48-3 would be 2.02 acres with 200 feet of frontage, Lot 48-4 would be 13.18 acres with 200.09 feet of frontage on the road, and Lot 48-5 would be 2.07 acres with 200 feet of frontage, excluding the cemetery and running behind the Crown Point Fire Station. Test pits results and 4K areas are shown on Sheet 2, along with well radii, topography and soils.

Mr. Rowe asked if there were any questions. Brian Monahan said that he has reviewed the plans with the checklist and has a few questions. He asked about roads and driveways within 200 feet. Mr. Rowe indicated that there are none; he suggested that you can see where the Messenger driveway across the road is located by looking at the break in the stone wall, although the driveway opening is not indicated. Brian Monahan then noted that there is no information about ledge and wetlands. Mr. Rowe said that there is no ledge, and that they are requesting a waiver to the requirement for wetlands delineations. He said that there is a small watercourse to the rear of the property that would only affect Lot 48 and Lot 48-4, both of which are larger lots. He said that there are no other culverts beyond the one culvert shown on the plan. Mr. Rowe said that he would forward the waiver request to the Board. Don

Clifford asked about frontage for Lot 48-5. Mr. Rowe said that he would add a frontage chart to the plans to clarify the frontage calculations. Finally, Mr. Monahan asked if there were any easements or protective covenants, and Mr. Rowe indicated that there are not. Noting that the checklist had been nearly complete, Brian Monahan then made a motion to accept the plans for subdivision of property located at 441 First Crown Point Road as complete for consideration, contingent upon receiving the formal written waiver request. Terry Hyland seconded the motion. There was no further discussion, and the Acting Chair called the vote: Phil Auger—aye, Terry Hyland—aye, Brian Monahan—aye, Don Clifford—aye, and Don Coker—aye. The motion carried by unanimous vote in the affirmative with none opposed. The Acting Chair advised the audience that this is an application for major subdivision, so the public hearing must be held at the next regular meeting on October 1st. Mr. Rowe asked if the Board wanted to also schedule a site review for this project. Agreeing that this is also a major subdivision, September 17th at 5PM was suggested for a site walk, if that will work for the Robidas family. Mr. Rowe will try to confirm the date and get back to the Board. Further discussion on this application was continued to the next regular meeting.

Board members then turned to informal discussion. Brian Monahan asked if the “no parking” signs near Blue Job had been requested by the Planning Board. It was noted that the Blue Job parking area is managed by the state and is actually on private land, so it is a complicated situation. Discussion then turned to the minutes of the previous meetings. Reviewing the minutes of the July 2nd meeting, Donald Coker made a motion to accept the minutes as presented. Don Clifford noted that he had missed the meeting. Brian Monahan seconded the motion. There was no further discussion, and the Acting Chair called the vote: Phil Auger—aye, Terry Hyland—aye, Brian Monahan—aye, Don Clifford—abstain, and Don Coker—aye. The motion carried by majority vote in the affirmative. Board members next turned to the minutes of the August meeting. Don Clifford made a motion to accept the minutes as presented. There was no further discussion. The Acting Chair called the vote: Phil Auger—aye, Terry Hyland—aye, Brian Monahan—abstain due to not having been present at the meeting, Don Clifford—aye, and Don Coker—aye. The motion carried by majority vote in the affirmative. It was noted that a work session has been scheduled for Thursday, September 10th at 6:30 to work on ordinance updates. There being no further business before the Board, a motion to adjourn was made by Donald Coker and seconded by Brian Monahan. Phil Auger then called the vote: Phil Auger—aye, Terry Hyland—aye, Brian Monahan—aye, Don Clifford—aye, and Don Coker—aye. The motion passed by unanimous vote; the meeting adjourned at 9:12 PM.