

Minutes
Planning Board Meeting
August 7, 2008

Members of the Planning Board in attendance were Charlie Moreno, Chairman, Jim Graham, Don Rhodes, and Alternate member Kate Sawal.

Board members briefly reviewed the corrected mylar and copies for the Aucella boundary adjustment conditionally approved at the June meeting. It had been agreed that the full Board would review the corrected plans. It was noted that the Selectmen had sent a letter to Barrington regarding town boundaries. It was noted that the Barrington Planning Board has approved the plans, conditional upon the approval of the Strafford Board. The Chairman signed the mylar and several copies. Barrington will record the plan. It was asked that a copy of the plan signed by the Barrington Planning Board be returned to Strafford for our files. The Chairman called the public meeting to order at 7: 43 PM and announced the members present. The closing date for applications to appear on the agenda for the August 7, 2008 regular meeting will be 5 p.m., Monday, July 21st, 2008. 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. Jim Graham made a motion to accept the minutes as printed for the July 2008 regular meeting. Kate Sawal seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative.

The Chairman first noted the recent closing held for the Isinglass River Conservation Reserve project, funded with a CELCP grant, including the conservation buyout of the Boulders at Strafford LLC proposed subdivision. The proposed subdivision of Map 12, Lots 2 and 42 has therefore been removed from the agenda.

The next item of business was the application of CARL S. and JOANN BROWN for 2-lot subdivision of their property located on Province Road (Tax Map 7, Lot 33). There was nobody present for this item.

The next order of continuing business was the application of GRANITE STATE REALTY TRUST for Design Review for a 6-lot Conservation Development of land on Canaan Road and Back Canaan Road (Tax Map 4, Lot 83-1). There was nobody present for this item. Board members briefly reviewed the report recently received from the Town's environmental consultant, who reviewed the wetlands delineations on the lot. Chris Reagan, an abutter, was present. He noted that he has sent a letter detailing his concerns to the Board, and also noted that he was interested in the wetlands delineations.

The next item of continuing business was the application of J. COREY COLWELL (Tax Map 6, Lot 2) for 2-lot subdivision and STEPHEN HODGES (Tax Map 6, Lot 2A) 2-lot subdivision and boundary adjustment between Lot 2 (Colwell) and Lot 2A (Hodges) prior to both subdivisions. Corey Colwell presented revised plans to the Board showing items requested at the last meeting, including revised drainage structures incorporating Board suggestions. He noted that he had confirmed that some of the Caswell Road area falls within the protected shoreland zone and that he would need a CSPA shoreland permit for work in that area, the application to DES is in process. There were no abutters present. Mr. Colwell advised the Board that he feels that the revised proposal provides a lot more treatment for stormwater. The revised plans show the road maintaining the 20 foot pavement width, then gradually widening to 22 feet of pavement with 2 foot shoulders between stations 3.5 and 4.0. Mr. Colwell also submitted a letter requesting a waiver to the new street construction standards for that part of the road that will remain at 20 feet in width. A lengthy review and discussion of the erosion control plans then followed. The following items were noted as additions/corrections to the plans: shoreland waiver permit from NH DES, state WSPCC subdivision approval, add jute matting as a base for the seeding in the swales, add loaming and seeding to the cross section as part of the ditch detail, modify check dam spacing and height depending on the grade and modify the typical section to show one foot check dams, and add a maintenance easement on the Hodges and Colwell properties at the Province Road intersection to allow road work in the future if needed—an easement of 25 feet from the center line of the road on the southerly side of the road was suggested as a guideline. It was noted that this easement can be conveyed to the Town

if the road is accepted as a Town road at some point in the future. It was agreed that the road agent should assure that the road is safe before it could be accepted as a Town road. There being no further comments, the Chairman then opened the public hearing on this application. The application was accepted as complete at the June meeting of the Board. There were no comments. The Chairman then closed the public hearing. Don Rhodes then made a motion to approve the waiver to the road construction standards as requested to allow the existing 20 foot width of pavement to remain on the first section of the road, noting stormwater treatment plans and shoreland protection requirements. Jim Graham seconded the motion, there were no further comments, and the vote was unanimous in the affirmative. Jim Graham then made a motion to accept and approve the plans for boundary adjustment and two two-lot subdivisions, conditional upon the completion of the items noted above. Don Rhodes seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative.

Board members then turned to recent correspondence. It was noted that the Board has received both the report of the environmental consultant and two letters from abutters regarding the Granite State Realty Trust application noted above. After brief discussion, it was agreed to contact Randy Orvis, the surveyor, to advise him that the wetlands report has been received, as well as the abutters' letters, and to advise him of the next application deadline. A letter from Ted and Elaine White has also been received regarding a proposed day care facility at their home on Province Road. Zoning issues were discussed, and it was agreed that a pre-school facility would require non-residential site plan review. Finally, the revised plans for Elmcroft Realty Trust were reviewed and signed.

There being no further items before the Board, a motion to adjourn was made and seconded. The meeting adjourned at 10:15 PM.