

Minutes
Planning Board Meeting
July 10, 2008

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

The Chairman called the public meeting to order at 7: 45 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 June 2008 regular meeting. Paul Eaton seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative.

The first item of continuing business was the application of BOULDERS at STRAFFORD LLC and RICHARD NELSON for the 58-lot subdivision (75-lot yield plan conditionally approved at June 2005 meeting) of their properties located on Pig Lane and Range Road (Tax Map 12, Lot 2 and Lot 42, Owners: Boulders at Strafford LLC, Tax Map 8, Lot 20, Owner: Richard Nelson). There was nobody present for this item. It has been agreed that there will be no further discussion of this item with the Planning Board until we have received a decision on our application to the CELCP program for funding for a conservation buyout of this property through the Trust for Public Lands.

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). Rick Turner was present representing the applicants, and submitted revised plans to the Board showing final wetlands delineations. It was noted that this is a straightforward 2-lot split. Lot 33-1 will be 3.74 acres, while Lot 33 will be reduced to 6.03 acres including the pond. Lot 33-1 will need state subdivision approval from WSPCC; state approvals and NH DOT driveway permits are pending. Three monuments also remain to be set. Board members then reviewed the plans with the checklist. The following items are missing and/or need clarifications: sheet numbering (1 of 2, etc.), plan set note, soils, septic setback lines (check whether wetlands soils are very poorly drained or poorly drained), and reconfigure the 4K area outside of the septic setback line, and state approvals. Noting that most items are on the plans, Paul Eaton then made a motion, seconded by Jim Graham, to accept the plans as complete for consideration, conditional upon the completion of the items noted above. The Chairman then opened the public hearing on this item. There were no comments. The Chairman then closed the public hearing. Discussion of this item will continue at the next regular meeting.

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.

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. It was agreed to return to this item in several minutes, once Corey Colwell was present.

Board members then turned to several items of informal business. Lynn Sweet noted that she had been asked to read the letter/quarterly report received from Graystone Builders into the record. There was nobody present for this item. It was agreed to first work with people present in the audience with questions for the Board. The Board then called on Linda Colpritt and Sandra McPhee regarding potential subdivision of Ms. Colpritt's property on JoAlCo Road. There was some discussion of where JoAlCo Road shifts from Class V to Class VI road frontage, but the discussion quickly turned to the question of minimum lot size. It was noted that the whole lot is over 800 feet in elevation, according to plans prepared for an earlier subdivision. It was noted that new lots would therefore need to meet the 5 acre minimum lot size for this elevation.

Corey Colwell having returned, discussion of the COLWELL/HODGES boundary adjustment/subdivisions resumed. Corey Colwell and Steve Hodges were both present. There were no abutters present. This evening's site review was discussed. CSPA requirements were discussed, and discussion then turned to various treatment options for stormwater treatment in this location, with proximity to Caswell Brook and Bow Lake noted. Mr. Colwell noted that they want to be eligible for acceptance as a town road, so it was agreed that paving would be required. It was suggested that Mr. Colwell consult with Greg Messenger regarding the current opening and whether snow plowing of the road at the current width would present problems. It was suggested that the Board consider a waiver of current road construction standards for that part of the road that was completed as part of the original subdivision a number of years ago, with a plan to redo the road bed and allow a greater width once the road is past the brook out above. This might allow for better stormwater treatment in the narrow area by Caswell Brook. It was agreed that DOT had reviewed the Province Road intersection at the time of the original subdivision. Don Rhodes noted that the road construction specifications had shifted only two years ago, and noted that he does not think that a plan for 20 feet of pavement and two foot shoulders is unworkable. Mr. Rhodes also noted that the current specifications allow the Board some discretion on road shoulders where traffic volumes are low. Following discussion, it was agreed that the best plan might be 20 feet of pavement with 2 foot shoulders to station 3+50, and 22 feet of pavement above that point; it was noted that the Board has the discretion to allow 2 foot shoulders all the way up. Mr. Colwell was advised to write a letter requesting a waiver. Discussion continued. Mr. Rhodes asked for detail on estimates of flow for the proposed vegetative swales, as well as an opening up above to allow sheet flow toward the brook—perhaps a level spreader. He also noted concern that the proposed 4K area for Lot 2A is close to the proposed outlet for the upper swales. Steve Hodges proposed that the upper swales be directed toward his lot, because it drops down. A catch basin by the culvert heading toward Caswell Brook was also suggested. Finally, Board members requested that a timeline for the construction work be submitted, as it was noted that the work should be completed before winter so that the vegetation takes hold. Further discussion will take place at the next regular meeting.

Board members then turned to recent correspondence. David Vincent has submitted a plan showing his response to the Board's concerns regarding the location of the Barrington/Strafford town line, as requested. Board members reviewed the plan. Lynn Sweet noted that the Selectmen have agreed that perambulations mark the town lines, rather than other survey methods, and are suggesting a letter to the Barrington Selectmen. Don Rhodes noted that he does not want Strafford to sign until Barrington finalizes their review. It was agreed to contact Barrington for information regarding any action they may have taken. Board members then turned to the letter received from Pat Panciocco, attorney for Graystone Builders, Inc. updating the Board. The letter was read in its entirety, see Town files. The letter notes that Graystone has appealed the case involving the subdivision approval to the Supreme Court. Board members noted that the letter does not address the litigation involving use of the private roads, so the Board has not received an update on the status of the second legal action.

There being no further items before the Board, a motion to adjourn was made and seconded. The meeting adjourned at 10:00 PM.

Planning Board Site Review

Thursday, July 10, 2008

Members present: Paul Eaton, Jim Graham, Don Rhodes and Lynn Sweet.

Board members met with Corey Colwell and Steve Hodges to review the existing condition of Caswell Road and to review plans for upgrading the road to current town standards. Proximity to Caswell Brook and Bow Lake was noted. The intersection with Province Road was inspected. Existing ditches and culverts were inspected. Terrain and grades were reviewed.

The site review adourned at 7:30 PM and Board members moved to the Strafford Town Offices/Police Department Conference Room to begin the regular meeting.