

Minutes
Planning Board Meeting
June 5, 2008

Members of the Planning Board in attendance were Charlie Moreno, Chairman, Jim Graham, Don Rhodes, and Lynn Sweet. Paul Eaton arrived at approximately 8:30 PM.

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 July 10, 2008 regular meeting will be 5 p.m., Monday, June 16th, 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 April and May 2008 regular meetings. Don Rhodes 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). Applications for state driveway approval and state septic approval are still pending. Further discussion will take place at the next 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). Randy Orvis presented another revised conceptual sketch showing several changes based on prior conversations with the Board, including the use of a hammerhead road configuration. General discussion followed. Board members agreed that the intent of the conservation development ordinance was to provide for buffering between the developed part of the property and adjacent properties, and suggested the addition of a buffer around the perimeter between the proposed lots and the adjacent developed residential properties. Mr. Orvis was advised to contact the offices once he is ready for the environmental consultant to review the wetlands delineations.

The first item of new 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 the plans; Stephen Hodges was present. The Henrys, abutters, were also present. Mr. Colwell explained that step one is the boundary adjustment; Lot 2 will gain additional frontage on the existing cul-de-sac on Caswell Road and Lot 2A will retain 200 feet of frontage. An additional lot will be divided off Lot 2 on the cul-de-sac, and the Hodges 5.13 acre lot will be divided in two with one lot fronting on Caswell Road and one lot fronting on Province Road. It was noted that the Board had previously advised that Caswell Road would need to be upgraded to current road specifications in order to subdivide Lot 2 any further. The plan set includes information on the proposed upgrade. Mr. Colwell's existing driveway will remain in place as an easement across the new lot to avoid any additional wetlands crossings. There was some discussion of road specifications and the original construction of Caswell Road. It was noted that the proposed major improvements are drainage and additional paving. It was noted that the neighbors are participating in the road upgrade. Don Rhodes suggested that he would like to see the road before deciding on the proposed upgrade. There was some discussion about the culvert capacity, and drainage issues; the proximity to Bow Lake was noted. It was agreed to schedule a site review for 6:00PM on July 10th to review the road prior to the next meeting.

Board members then reviewed the plans with the checklist; only Lot 2 is under current use assessment. There were no items missing; NH WSPCC subdivision approval is pending. No work is proposed near the Province Road intersection, so it was agreed to wait until after the site review to determine if any additional permits might be required from NH DOT. Noting that this is a major subdivision by cumulative impact, 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 public hearing will be held at the next meeting.

The next item of new business was the application of PAUL A. & MARY A. AUCELLA for boundary adjustment between their two properties (Tax Map 8, Lot 34-1 in Strafford and Tax Map 228, Lot 16 in Barrington) on Province Road in Strafford and Barrington and Range Road in Barrington. David Vincent presented the plans; the Aucellas were present. It was noted that this plan is also being presented to the Barrington Planning Board this evening. The Aucella's son hopes to build a home on Lot 34-1 and wants to be sure that the home is located in Strafford, but they also hope to maintain the front field for the horses as part of the larger lot located partially in Barrington. Lot 16, mostly in Barrington, would be increased by an acre, and Lot 34-1 would be reduced from 12.5 to 11.5 acres, so that the lot can remain under current use assessment. Discussion immediately turned to the town line issue. David Vincent has attempted to locate the line by GPS. There was some discussion about town lines and how to properly locate the boundaries. It was noted that the line as proposed by Mr. Vincent differs from the approximate line as shown on the previous subdivision plan for this property as well as the closest perambulation marker. After a long discussion, Board members suggested that Mr. Vincent's plan show both lines with notes—the approximate line per GPS and the approximate line per the most recent perambulation. In addition, a Note 13 should be added to the plan stating that the land in Strafford, formerly part of Lot 34-1 and now being added to Barrington Lot 16, is not to be construed as a separate building lot, referencing RSA 674:53 V.

Board members then reviewed the plans with the checklist. It was agreed that due to the size of the lot, it was not necessary to show setback lines for Lot 34-1. There is an existing septic system design approval for this lot. One building on an abutting lot across the road is missing from the plans. Mr. Vincent noted that he had used magnetic north, per the previous reference plan. It was agreed that he should add the date for clarification. Finally, it was agreed that Mr. Vincent should recompute the acreages of the lots to both approximate town lines. Noting that there are few items missing, Paul Eaton then made a motion to accept the plans as complete for consideration. Don Rhodes seconded the motion, and there were no further comments. 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 boundary adjustment, conditional upon the completion of the items noted above. Paul Eaton seconded the motion. Board members agreed that the plan revisions should be submitted to the full Board for review prior to final signatures. The Chairman then called the vote and the vote was unanimous in the affirmative. Mr. Vincent was directed to submit the revised plans to the office for review.

The final order of new business was the application of RICHARD A. NELSON (Tax Map 8, Lot 20) 21 Range Road for boundary adjustment with BOULDERS AT STRAFFORD, LLC (Tax Map 12, Lot 2), Pig Lane and Range Road. Corey Colwell of MSC presented the plans; Phil Auger of UNH Cooperative Extension was present to explain the proposal. Richard Nelson was present, and Brooke Dupee, representing his family, abutters, was also present. Mr. Auger explained that Turner Porter of Boulders at Strafford had concluded an agreement with Richard Nelson to grant him additional acreage at the rear of Lot 20. Mr. Nelson had agreed to grant a 20 foot strip along Pig Lane to Boulders at Strafford in order to create the full 50 foot ROW that would be needed to upgrade Pig Lane for any residential development. In order for the Boulders property to retain the full value qualification for the CELCP grant, the strip along Pig Lane would still be required. As part of the CELCP agreements, Richard Nelson will grant a ROW easement to the 20 foot strip along Pig Lane. In researching the adjustment, it was discovered that the existing woods road encroached on Mr. Nelson's property. In order to maintain the woods road access to the Boulders property, Mr. Nelson's rear boundary has been reconfigured, and the area of the existing woods road will be added to the Boulders lot. Lot 20 will increase in area from 21.46 acres to 24.05 acres, while Map 12, Lot 2 will be reduced from 288.6 acres to 286.0 acres.

Board members then reviewed the plans with the checklist. There were no items missing. 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. Don Rhodes then made a motion, seconded by Paul Eaton, to accept and approve the plans for boundary adjustment. The Chairman called the vote, and the vote was unanimous in the affirmative. Mr. Colwell was directed to bring the mylar and copies to the office for signatures.

Board members then reviewed recent correspondence and discussed possible work session topics. There being no further business, a motion to adjourn was made and seconded. The meeting adjourned at 10:30 PM.