

Planning Board Meeting

Location: Strafford Town Hall Conference Room

Date & Time: January 6, 2022 7:00PM

Board Members Present:

Charlie Moreno – Chairman

Don Clifford – Alternate

Phil Auger – Vice Chairman

Terry Hyland

Tim Reed

Lynn Sweet – Selectman Representative

Others Present:

Natalie Moles, Strafford Regional Planning Commission, Economic Recovery Coordinator

Robert Fletcher, Minutes Recorder

The Chairman, Charlie Moreno, called the meeting to order at 7:00PM, recognized board members Phil Auger, Terry Hyland, Tim Reed, Lynn Sweet, and Don Clifford as present. He also recognized as present Natalie Moles and Robert Fletcher. He reminded all present that the Board would not accept any new business after 10:00PM and that the Meeting would adjourn no later than 10:30PM. He also stated that the closing date for new applications to appear on the agenda for the regular February 3, 2022 Meeting will be 5:00 PM, January 11, 2022, and revised applications for projects already under review must be submitted by Tuesday January 25th, 2022 for the February Meeting.

The Chairman indicated the need to vote to accept Work Session, Meeting and Public Hearing minutes for November 22, 2021, December 2, and December 15, 2021. Each was addressed separately.

- Phil Auger moved to accept the November 22nd Work Session minutes, seconded by Terry Hyland and verbally voted upon in the affirmative by all Board members.
- The Chairman moved to accept the December 2nd Work Session minutes, seconded by Phil Auger and verbally voted upon in the affirmative by all Board members.
- The Chairman moved to accept the December 2nd Meeting minutes, seconded by Don Clifford and verbally voted upon in the affirmative by all Board members.
- Phil Auger moved to accept the December 15th Public Hearing minutes, seconded by Terry Hyland and verbally voted upon in the affirmative by all Board members.

Continuing Business:

Design Review, Caverly Hill Farm LLC, proposed 6-lot conservation development subdivision, Leonard Caverly Road, (Tax Map 8, Lot 69). The applicant requested continuance to the next meeting. The Chairman recused himself and asked Phil Auger to preside. Phil appointed Don Clifford as a voting member and asked for a motion to accept a continuance, which was so moved by Don Clifford, seconded by Terry Hyland, and voted on verbally in the affirmative by all voting Board members. The motion passed.

Boundary Adjustment - Gary and Michael Knight (Tax Map 16, Lot 27-3) and Michael Knight (Tax Map 16, Lots 27B and 27-2), 24 Knight's Lane and Knight's Lane off Strafford Road. The Chairman noted that both the applications for Boundary Adjustment and Major Subdivision Plan were accepted and the Waivers for both were approved at a previous Planning Board Meeting. He also noted, and confirmed with Joe Berry, Berry Surveying & Engineering, that the Boundary Adjustment-Continuing Business is separate from the Boundary Adjustment-New Business which would be addressed in tandem with the Major Subdivision-Continuing Business. He asked Joe to address the Boundary Adjustment-Continuing Business lot line revision proposal. Mr. Berry indicated it only applied to transfer of one-half acre from the corner of Lot 27-3 to Lot 27B to provide 200 feet of frontage for Lot 27-3. The Chairman asked the Board if there were any questions or concerns, and there being none, asked for a motion to approve the Lot Line Revision as presented, which was so moved by Phil Auger and seconded by Lynn Sweet. All Board members voted verbally in the affirmative and the motion passed.

Major Subdivision (cumulative impact) - Gary and Michael Knight, 2-lot subdivision, Knight's Lane off Strafford Road (Tax Map 16, Lot 27-3). It was noted that the Boundary Adjustment-New Business application needed to be addressed before the Major Subdivision because any Boundary Adjustments would affect consideration of the Major Subdivision application. As suggested by Natalie Moles, the Chairman requested a motion to recess consideration of the Major Subdivision in order to consider the Boundary Adjustment application. Phil Auger so moved the motion, seconded by Lynn Sweet, and voted upon verbally in the affirmative by all Board members. The motion passed.

Boundary Adjustment - Gary and Michael Knight (Tax Map 16, Lot 27-3 and Tax Map 16, Lot 27-5) Knight's Lane off Strafford Road, Michael Knight (Tax Map 16, Lot 27-2) 24 Knight's Lane, and Gary Knight (Tax Map 16, Lot 27-1) 23 Knight's Lane. This being a new application, the Chairman confirmed with Natalie the completion of the application checklist. He asked Joe Berry to address the boundary adjustments which included lot line revisions resulting in the transfer of 29.42 acres from Lot 27-3 to 27-2 and the transfer of 50 acres from Lot 27-5 to Lot 27-1. Joe also provided an overall Plan view of lot meets and bounds, buildable areas and driveway placement. The Chairman requested a motion to accept the application for boundary adjustment as complete, which was so moved by Phil Auger, seconded by Tim Reed, and voted upon verbally in the affirmative by all Board members. The motion passed.

The Chairman, noting that the Board found no Regional Impact regarding the previous application for boundary adjustment, concluded that this boundary adjustment presented no Regional Impact and made a motion to acknowledge this assessment. The motion was seconded by Phil Auger and verbally voted upon in the affirmative by all Board members. The motion passed.

At this point, the Chairman asked Joe Berry to address the requested waivers associated with the boundary adjustment application which were:

- General lot line metes & bounds not being fully indicated on the Plan for the large parcels being considered.
- Track boundaries not being fully indicated on the Plan for the large parcels being considered.
- Natural features, water courses, wetland delineation, and exposed ledge not being fully indicated on the Plan for the large parcels being considered.

- Physical features-topographical contours not being fully indicated on the Plan for the large parcels being considered.
- Setback lines for septic systems and wetland areas not being fully indicated on the Plan for the large parcels being considered.

Following a brief discussion to clarify a few of the waivers, Phil Auger moved to approve the waivers as presented, which was seconded by Lynn Sweet and verbally voted upon in the affirmative by all Board members. The motion passed.

In order to address the Major Subdivision application, the Board determined the need to recess consideration of the Boundary Adjustment application. Lynn Sweet moved to recess the Boundary Adjustment application to address the Major Subdivision application, which was seconded by Phil Auger, verbally voted upon in the affirmative by all Board members, and passed.

Major Subdivision-Continuation. Lynn Sweet made a motion to reopen the Major Subdivision application, which was seconded by Phil Auger, verbally voted upon in the affirmative by all Board members, and passed. The Chairman opened the meeting for public comments at 7:34PM, and there being none, closed the meeting for public comments at 7:34PM. He asked for a motion to approve the Major Subdivision application as presented on condition of approval of the Boundary Adjustment application in recess, which was so moved by Phil Auger, seconded by Tim Reed and verbally voted upon in the affirmative by all Board members. The motion passed.

Boundary Adjustment-Continuation. Lynn Sweet made a motion to reopen the Boundary Adjustment application, which was seconded by Tim Reed, verbally voted upon in the affirmative by all Board members, and passed. The Chairman opened the meeting for public comments at 7:36PM. While the meeting was open to the public, the Board addressed Plan notes, notification of the Town of Barrington, and the proper order for County recording of both the Major Subdivision and the Boundary Adjustment. There being no further discussion and no comments from the public, the Chairman closed the meeting for public comments at 7:47PM. He asked for a motion to approve the Boundary Adjustment application for lot line adjustment to Tax Map 16, Lots 27-1, 27-2, 27-3 and 27-5, which was so moved by Phil Auger, seconded by Tim Reed, and verbally voted upon in the affirmative by all Board members. The motion passed.

Preliminary Conceptual Consultation – David and Rebecca Lovely (Tax Map 83-1) 20 Back Canaan Road. The property owner's have an existing house on Lot 1 with frontage on Back Canaan Road. They are questioning whether or not they could establish two additional lots within the 40 acre parcel with a shared driveway and place any remaining acreage in conservation. The Board identified areas of concern which included:

- Needing a new wetlands assessment to delineate acceptable area for two additional lots.
- Meeting minimum frontage and minimum lot acreage
- Meeting shared driveway specifications
- Meeting required buildable area for each lot
- Meeting minimum lot acreage for duplex unit on lot of record.
- Providing a plot plan developed by a professional surveying service.

The Board indicated that they look favorably on granting variance for meeting minimum frontage and minimum acreage when a significant portion of the parcel is deeded as conservation land.

The Board briefly discussed upcoming events to include the proposed Cell Tower Ordinance and the use of social media to better inform the public. There being no further business before the board, Lynn Sweet made a motion to adjourn the meeting, which was seconded by Phil Auger. The Board voted unanimously in favor, and the meeting adjourned at 8:25PM.