

Planning Board Meeting

Location: Strafford Town Hall Conference Room

Date & Time: February 3, 2022 7:00PM

Board Members Present:

Charlie Moreno – Chairman

Donald Coker – Alternate

Phil Auger – Vice Chairman

Don Clifford – Alternate

Tim Reed

Lynn Sweet – Selectman Representative

Others Present:

Natalie Moles, Strafford Regional Planning Commission, Economic Recovery Coordinator

Dave Copeland, Strafford Building Inspector

Robert Fletcher, Minutes Recorder

The Chairman, Charlie Moreno, called the meeting to order at 7:00PM, recognized Board members Phil Auger, Tim Reed, Lynn Sweet, Donald Coker and Don Clifford as present. In the absence of voting member, Terry Hyland, he appointed Don Clifford as a voting member. He also recognized as present Natalie Moles and Robert Fletcher. Dave Copeland, Strafford Building Inspector, was also present.

The Chairman announced the closing date for new applications to appear on the agenda for the regular March 3, 2022 meeting would be 5:00 PM, February 8, 2022. Revised applications for projects already under review must be submitted by Tuesday February 22nd for the March meeting.

Review and acceptance of January meeting, work session and public hearing minutes were postponed to a subsequent meeting or work session.

Continuing Business:

Design Review, Caverly Hill Farm LLC, proposed 6-lot conservation development subdivision, Leonard Caverly Road, (Tax Map 8, Lot 69)

The Chairman indicated no new information was received for this item, and the application would need to be continued forward to the March meeting. He asked Vice Chairman, Phil Auger, to address the continuance. Mr. Auger asked for a motion to continue the Caverly Hill Farm LLC proposal to the next meeting, which was so moved by Lynn Sweet, seconded by Don Clifford and voted on verbally in the affirmative by all voting Board members. The motion passed.

New Business:

Design Review, Rebecca A. Whitcher Trust, Boundary Adjustment Tax Map 1, Lots 22 and 23 and Proposed 3-lot Subdivision, Tax Map 1, Lot 22, Webber Road

The Chairman indicated this to be a Design Review not an Application and asked Chris Berry, Berry Surveying and Engineering, to present the review.

Mr. Berry, representing the Witcher Trust, indicated the design in review to be a multi-step process regarding property on Webber Road. The first step involves Lot Line revisions with Lot 22 and Lot 23 to provide a small amount of Webber Road frontage for Lot 23, which currently has no frontage, and additional Webber Road frontage and acreage for Lot 22. The second step is a proposed three lot subdivision of Lot 22. He briefly described the features of each lot to include wetland considerations, buildable areas, and lot access.

For the benefit of the public attendees/abutters, the Chairman clarified the steps required for subdivision approval: 1) preliminary consultation/design review; 2) proposed plan application submission; 3) application review and acceptance; 4) public hearing; and 5) plan approval. This process can take several months. He indicated the design review to be a non-binding, informal discussion to provide feedback to the presenter to aid in formal Plan development.

The Chairman stated that the subdivision proposal would be considered a Major Subdivision and asked the Board if there were any questions. Phil Auger questioned whether proposed Lot 22-2 meets contiguous buildable area requirements. Mr. Berry confirmed that Lot 22-2 contiguous buildable area meets 60% of the two acre lot size minimum. Mr. Auger also asked about the 90 degree turn in the right of way depicted in the proposed Lot 22 and concern about the number of wetland crossings for a driveway. He suggested that a final plan would need to adequately address any wetland crossings. Mr. Berry indicated that a driveway within the right of way would have a reasonable curvature of much less than 90 degrees and final plans would address wetland crossings. The Board also questioned the need to have the entire property surveyed for wetland locations. Donald Coker asked about the need for a Storm Water Management Plan, and the Board determined it would not be required for the proposed major subdivision because a new subdivision road was not being proposed. Lynn Sweet indicated proposed Lot 23 Webber Road frontage was 48 feet when 50 feet was required for lot access. However, Mr. Berry indicated future access to Lot 23 would be from the Lot 22-2 driveway, rather than from Webber Road. Don Clifford questioned why the secondary Lot Line revision did not follow the stone wall off Webber Road. Mr. Berry indicated the revision was necessary to provide required contiguous buildable area for Lot 22-2. In readdressing the need for an entire property survey for wetland areas, the Board concluded that it was only necessary to depict Lot 23 wetland areas to provide adequate buildable area for that lot. Mr. Berry did indicate that a perimeter survey for Lot 23 would be conducted as part of Plan development. Donald Coker questioned the need for separate entrance and exit to the lots, and the Board determined it was not required since all the proposed lots have frontage on an established Class V road.

The Chairman, having asked the Board if they had more questions or comments, and there being none, opened the meeting for Public Comments at 7:38PM.

Carol Reynolds-Johnson, 70 Webber Road, asked how the wetlands are protected during construction and lot clearing. Lynn Sweet indicated that best management practices, such as silt fence, silt sock or hay bales, are used by builder based on nature of construction ground disturbance. Minimal protection is needed during lot clearing since ground disturbance is normally minimal.

George Johnson, 70 Webber Road, indicated he was aware of the extensive wetlands on the property to include a brook which runs down through Lot 22. He expressed concern about a driveway crossing the brook numerous times to reach the buildable area on Lot 22. He was also concerned about water

runoff from the property not directed to the brook which might cause a washout on Webber Road. The Chairman requested Mr. Berry take into consideration offsite drainage in their Plan development.

Donald Coker expressed concern about the amount of wetlands on the property and suggested the possibility of obtaining a more in depth analysis to determine any wetlands impact. Phil Auger stated that the Board could request such an analysis, and the Chairman suggested the Board conduct a site walk to determine if further analysis was needed. Tim Reed indicated that for this stage of subdivision planning the Board determines if the proposed lots are buildable. Wetland impact and storm water management is considered when application for home construction is proposed.

Bill Price, 73 Webber Road, provided information regarding the installation of two culverts on Webber Road following a major flood in the area. The State indicated this to be the fourth culvert replacement and the next washout would require installation of a "box style" bridge at Town expense. He was concerned about water runoff from the proposed subdivision affecting Webber Road. He also questioned the length of the southeastern Lot Line of Lot 22-1.

Michael Witcher indicated that the buildable area for each proposed lot does not impact any wetlands, since each lot buildable area meets 60 percent of the two acre minimum lot size requirement. The only wetlands impact to consider would be along the access route to the buildable area of Lot 22 and Lot 23.

George Johnson reemphasized the possibility of a major impact to wetlands, brooks or streams when providing access to the buildable areas of both Lot 22 and Lot 23. The Chairman indicated that this would be addressed when the Major Subdivision application is submitted.

There being no further Public Comments, the Chairman closed the meeting to Public Comments at 7:55PM. Subsequently, he asked for a motion to closed the Design Review, which was so moved by Lynn Sweet, seconded by Tim Reed, and voted upon verbally in affirmative by all voting Board members. The motion passed.

The Board conducted an informal discussion regarding the process of review and edit of Planning Board meeting minutes.

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 8:10PM.