

Planning Board Meeting

Location: Strafford Town Hall Conference Room

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

Board Members Present:

Charlie Moreno – Chairman

Donald Coker – Alternate

Phil Auger – Vice Chairman

Don Clifford – Alternate

Terry Hyland

Tim Reed

Lynn Sweet – Selectman Representative

Others Present:

Robert Fletcher, Minutes Recorder

The Chairman, Charlie Moreno, called the meeting to order at 7:05PM, recognized Board members Phil Auger, Terry Hyland, Tim Reed, Lynn Sweet, Donald Coker and Don Clifford as present.

The Chairman announced that the closing date for new applications to be filed for the agenda for the regular April 7, 2022 meeting will be 5:00PM, March 15, 2022. Revised applications for projects already under review must be submitted by Tuesday, February 22, 2022, for the April 7th meeting.

The Chairman asked the Board if they had the opportunity to review the January 12, 2022 Planning Board Public Hearing minutes. The Board members indicated they had reviewed the minutes, and the Chairman asked for a motion to accept them as written, which was so moved by Phil Auger, seconded by Terry Hyland, and voted upon verbally in the affirmative by Board members in attendance at the January 12th Public Hearing.

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 applicant has requested to continue forward to April. He recused himself as a voting member and asked Phil Auger to preside. Mr. Auger appointed Donald Coker as a voting member and asked for a motion to continue the Caverly Hill Farm LLC proposed 6-lot conservation development subdivision. The motion was so moved by Lynn Sweet, seconded by Terry Hyland, and voted upon verbally in the affirmative by all voting Board members. The motion passed.

There being no New Business, the Board addressed Other Business.

Informal Discussion

Lynn Sweet indicated that the Strafford Board of Selectmen received an inquiry regarding the 1970's Whig Hill Subdivision and a 13 acre lot (Tax Map 36, Lot 93) deeded back to Dave Whitcher in 1987.

Currently, the Town Current Use File and Tax Map do not accurately reflect the deeded Lot 93 boundaries. The owner of Lot 93 is requesting a letter from the Planning Board indicating that Subdivision approval is not required to correct the Town records. Since the Deed reflects the proper Lot boundaries, the Board agreed Subdivision approval was not needed and would provide a letter as requested.

The Planning Board meeting resumed at 7:25PM, and the Chairman indicated the need to enter a Nonpublic Session as allowed under New Hampshire RSA 91-A:3II(I) for consideration of legal advice provided by legal counsel. Lynn Sweet made a motion to enter a Nonpublic Session, which was seconded by Phil Auger and voted upon verbally by all voting Board members. The Nonpublic Session began at 7:26PM.

At 7:54PM, Phil Auger made a motion to close the Nonpublic Session, which was seconded by Lynn Sweet and voted upon verbally in the affirmative by all voting Board members.

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 8:00PM.