

DRAFT – NO LEGAL VALUE

Minutes

Planning Board Meeting

Location: Strafford Town Hall Conference Room

Date & Time: September 1, 2022 7:00PM

Voting Members Present:

Charlie Moreno – Chairman
Phil Auger – Vice Chairman
Tim Reed

Non-Voting Members Present:

Others Present:

Blair Haney, Strafford Regional Planning Commission, Regional Planner
Autumn Scott, Strafford Regional Planning Commission, Regional Planner

The Chairman, Charlie Moreno, called the meeting to order at 6:59PM and recognized Board members Phil Auger and Tim Reed as present. He also recognized as present Blair Haney and Autumn Scott.

The Chairman announced that the closing date for new applications to be filed for the agenda for the regular October 6, 2022 meeting will be 5:00PM on Tuesday, September 13, 2022. Revised applications for projects already under review must be submitted by Tuesday, September 27, 2022, for the October meeting.

The Chairman postponed review and acceptance of previous Meeting and Work Session minutes until the end the Meeting.

Continuing Business

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

The Chairman recused himself and requested Vice Chairman, Phil Auger, to preside. During the August 2022 Meeting, the Board voted to remove this Design Review from consideration if no new information was presented for the September 2022 Meeting. No new information for this Design Review was presented, and the applicants agreed that the application will be resubmitted with design modifications and abutters will be re-notified. No vote by the Board was required, and Mr. Auger passed control of the Meeting back to the Chairman.

New Business

Design Review – Bertha L. Huckins Revocable Trust, proposed subdivision of an additional lot, 22 Hillside Drive (Tax Map 11, Lot 4)

The civil engineer representing the applicant was not able to be present; however, Joe Cushing, a family member, spoke on behalf of the Huckins' family. Mr. Cushing indicated there are two lots with single driveway access at 22 Hillside Drive. The applicant proposes the subdivision of the larger Huckins' ownership to create a new lot for a family member retiring from the Navy. However, the applicant is unsure of the lot frontage requirements to divide the lot.

The Board reviewed the proposed subdivision with respect to the existing lots (Lot 1 and Lot 2), the existing structures on each, the driveway construction, adjoining properties, and the 80 feet of frontage on Hillside Drive providing access to both lots. The Board concluded that without additional information regarding the conditions for approval in 2009 to create the lots, they would not be able to provide any guidance for conditions to allow the subdivision. The civil engineer will need to appear before the Board to further address this Design Review, and the Board will research Town records for the approval documents for Lots 1 & 2.

Preliminary Conceptual Consultation/Informal Discussion – Sandra and Wayne Pierce Map 11, Lot 25; and The Hartley Rev Trust Map 10, Lot 27

Ashley Rowe, representing the parties, indicated their need for a lot line adjustment that would enlarge Lot 27 by ten acres. The applicant is also seeking a waiver requirement for a full boundary survey for the approximately 120 acres. Only a small portion of the acreage does not have a delineated boundary indicated. The Board had several questions about the division of the acreage and did not indicate that a waiver would be denied.

Other Business

Recreational Vehicle Zoning

The Board discussed the possibility of zoning for recreational vehicles, specifically those that are used as a dwelling unit. Use of this type of vehicle impacts the Town with respect to lack of tax revenue for possible use of Town services (police, fire, emergency medical). Also, there is concern regarding generation of additional wastewater and sewage. This could possibly be a Master Plan topic.

Stormwater Management Regulation

The Board discussed a draft of changes to the Stormwater Management Regulation to provide a threshold of cumulative disturbed area that would require a Stormwater Management Plan for major subdivisions and construction of new roads or driveways. This change would demonstrate control of stormwater runoff following construction or residential modification.

Meeting and Work Session Minutes

The Board reviewed and voted to accept the following Meeting and Work Session minutes:

- July 7, 2022 Meeting Minutes.
- July 13, 2022 Work Session Minutes.

- August 16, 2022 Work Session Minutes.

Acceptance of the following minutes was postponed until the October meeting:

- August 4, 2022 Meeting Minutes.
- August 4, 2022 Work Session Minutes.

There being no further business before the Board, the Chairman made a motion to adjourn the Meeting, which was seconded by Tim Reed. The Board voted unanimously in favor, and the Meeting adjourned at 8:15PM.

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