

DRAFT – NO LEGAL VALUE

Minutes

Planning Board Site Walk

Location: 20 Back Canaan Road, Strafford, NH

Date & Time: November 14, 2022 3:00PM

Voting Members Present:

Phil Auger – Vice Chairman
Terry Hyland
Tim Reed
Don Clifford – Alternate

Non-Voting Members Present:

Others Present:

David Lovely (Owner)
Rick Turner (Licensed Land Surveyor)
Blair Haney, Strafford Regional Planning Commission, Regional Planner

Mr. David Lovely and Mr. Rick Turner participated in a preliminary conceptual consultation for the subdivision of Tax Map 4 Lot 83-1 (approximately 40 acres) at the Planning Board meeting held on November 3, 2022. As presented during the preliminary conceptual consultation, Mr. Lovely is considering a conservation development for the property. The Board requested a site walk of the property to observe and gain a better understanding of the conditions of the property proposed to be developed and the property proposed to be put into conservation.

The site walk began at 3:08PM and started at the existing duplex located at 20 Back Canaan Road. The site walk participants made their way across the property to look at the driveway that Mr. Lovely started constructing off of Canaan Road. Mr. Lovely pointed out the locations of property corners that were marked with iron rods and wetland flags from the recent delineations. The site walk proceeded behind Lot 83-3 along Canaan Road and past two stone walls that cross the property. Between the stone walls, there is an open field. Beyond the field and the second stone wall, there is a narrow field sloping to the southeast flanked by woodlands. Beyond this the property is mostly wooded.

Site Walk Discussion and Observations

- At the November 3rd meeting, there was mention that there might be a required property line setback for driveways. After doing some research, Phil was not able to find such a requirement.
- There was discussion about the need for delineating and surveying wetlands in the rear portion of the property. It was reiterated that delineating and surveying the wetlands is necessary to demonstrate that the portion of the property to be conserved can be developed and the calculations supporting a conservation development can be prepared.

- An area of rocks were observed in the central portion of the site that appeared to be a riprap-lined channel. Mr. Lovely explained that stormwater runoff does pond behind a berm at the upper end of the rock-lined area, but it drains from the area in a different direction and does not flow over the rocks. The rocks that were observed do not represent a drainage flowpath.
- Mr. Lovely indicated that the open field would likely be included in the area to be conserved. Phil and others indicated that they would like to see the field included in the conservation area.
- After walking down to the second stone wall and seeing a portion of the area proposed to be conserved, Don Clifford questioned why wetland mapping of the rear portion of the property is necessary. Tim indicated that the areas of wetlands and steep slopes are needed for the conservation calculations, and those areas need to be delineated by a wetland scientist.
- Based on Mr. Lovely's description of the two proposed lots that will share the driveway, one of the lots may lack frontage. There was discussion about constructing the first 500 feet of the driveway as Class V road to provide the frontage, but this option would likely be cost prohibitive. Another option that was discussed involved leaving the conserved land as part of the second house lot, which might allow a narrow strip (50-feet-wide) of land along the driveway to serve as the frontage for the second house lot under the "back lot" rule.

There being no further discussion, the site walk ended at 3:54PM.