

Planning Board Meeting

Location: Strafford Town Hall Conference Room

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

Voting Members Present:

Charlie Moreno – Chairman
Phil Auger – Vice Chairman
Terry Hyland
Tim Reed

Non-Voting Members Present:

Don Clifford – Alternate
Donald Coker – Alternate

Others Present:

Autumn Scott, Strafford Regional Planning Commission, Regional Planner
Robert Fletcher, Minutes Recorder

The Chairman, Charlie Moreno, called the meeting to order at 7:03PM, recognized Board members Phil Auger, Terry Hyland, Tim Reed, Donald Coker and Don Clifford as present. He also recognized as present Autumn Scott and Robert Fletcher. The Chairman appointed Donald Coker as a voting member.

The Chairman announced that the closing date for new applications to be filed for the agenda for the regular December 1, 2022 meeting is 5:00PM Tuesday, November 9, 2022. Revised applications for projects already under review must be submitted by Tuesday, November 22, 2022, for the December meeting.

The Board reviewed the minutes of the October 20, 2022 Planning Board Work Session. Phil Auger made a motion to accept the minutes as written, which was seconded by Tim Reed and voted upon verbally in the affirmative by all voting Board members present who attended the October 20th Work Session.

Preliminary Conceptual Consultation – Rebecca & David Lovely, 20 Back Canaan Road (Tax Map 4, Lot 83-1).

The current owners are considering the subdivision of Lot 83-1 (approximately 40 acres) to create three or four lots under a Conservation Development with a deed restriction to protect the conserved portion of the land.

In 2008-2009, prior owners, “Damara Mass”, planned a six-lot subdivision for the parcel and presented plans to the Planning Board that presented full topographic and wetland delineation for the entire parcel and included the back conservation land (with wetland areas verified by Town consulting engineers). However, Damara Mass did not proceed with the project.

Representative for the current owners, Rick Turner, a licensed land surveyor, requested guidance from the Planning Board with respect to a proposed subdivision of Lot 83-1. Questions and responses from the Board were as follows:

- Would the applicant (current owner) have access to the six-lot subdivision plans and information? The prior plans are public record; however, information from prior engineering firm studies cannot not be referenced or used in a new proposed plan.
- Does the conserved land need to be a separate lot, or can it be combined with one of the buildable lots? Either is acceptable; however, conservation land must be deeded as non-buildable open space and would remain in current use.
- Could a shared driveway be used to access buildable lots? Access to two lots via a shared driveway built to town standards off Canaan Road would be allowed; however, some level of lot frontage would be required for each parcel.
- Would minimum lot acreage requirements for area containing the current duplex structure need to be met? When considering a conservation development subdivision, the Board may reduce this requirement due to the extent of conserved land offered.
- Is it necessary to reconfirm wetland areas, slopes, and buildable areas for the entire parcel to meet the conservation development requirement of placing 40% buildable area and 80% non-buildable area in conserved, open space, protected status? An entire parcel analysis may not be necessary if a lesser portion of the parcel indicates that conservation development requirements are met. The entire parcel will probably require a wetlands assessment by the applicant because the previous application was not acceptable. A site walk by the Board would help determine the extent of wetlands and slopes on the parcel.

The Board offered the following general comments with respect to a Preliminary Conceptual Consultation regarding a conservation development subdivision proposal:

- The Board's comments and suggestions are non-binding and are offered as general guidance.
- Applicant must submit a plan demonstrating that the land could be developed to conventional subdivision requirements.
- The Board has flexibility to relax some subdivision requirements when considering a conservation development subdivision, such as reducing minimum lot area and frontage requirements to increase open space conservation.
- The 2008-2009 subdivision plans referenced during the consultation are public record and the current owner did not present a subdivision plan. Therefore, no public notice was required for this consultation. However, a public notice will be required when the current owner brings a plan before the Board.

The Board and the owner agreed to conduct a site walk at 20 Back Canaan Road on Monday, November 14, 2022, at 3:00PM.

Other Business

Master Plan Community Forum. About 25 people have preregistered, but more are expected to attend. Four facilitators and scribes should be adequate to conduct the separate sessions. Refreshment arrangements are complete. Lynn Sweet will meet with school personnel on Friday, November 4th.

Conservation Deed Modification. Ken and Mary Cook, Second Crown Point, have inquired about the possibility of separating conserved land from an area containing their home. The Board determined

that the deed would need to be reviewed to understand whether described boundaries would allow a separation. A non-conforming lot or a lot without frontage could not be created.

There being no further business before the Board, Phil Auger made a motion to adjourn the meeting, which was seconded by Tim Reed. The Board voted unanimously in favor, and the meeting adjourned at 8:04PM.