

Planning Board Meeting Minutes

Location: Strafford Town Hall Conference Room

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

Voting Members Present:

Charlie Moreno – Chairman
Phil Auger – Vice Chairman
Terry Hyland
Tim Reed
Lynn Sweet – Selectman Representative

Non-Voting Members Present:

Donald Coker – Alternate

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 7:03PM, recognized Board members Phil Auger, Terry Hyland, Tim Reed, Lynn Sweet and Donald Coker 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 January 5, 2023 meeting agenda is 5:00PM Tuesday, December 13, 2022. Revised applications for projects already under review must be submitted by Tuesday, December 27, 2022, for the January 2023 meeting.

The Board reviewed the minutes of the November 3, 2022 Planning Board Meeting. 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 November 3rd Planning Board Meeting.

The Board reviewed the minutes of the November 14, 2022 Planning Board Site Walk. The Chairman appointed Donald Coker as a voting member. Phil Auger made a motion to accept the minutes as written, which was seconded by Terry Hyland and voted upon verbally in the affirmative by all voting Board members present who attended the November 14th Planning Board Site Walk.

New Business

Subdivision Application – 70 Webber Road – Johnson, Minor Subdivision

Joe Berry of Berry Engineering presented the application on behalf of the Johnson's. A very short discussion took place as the plan was in order and there were few issues. One misspelled word (Longueill) needed to be corrected in the plan references. Lynn Sweet requested a note on the plan showing where the Class V segment of Webber Road terminates near the driveway for 76 Webber Road. Lynn Sweet made a motion to accept the plan with corrections, which was seconded by Phil Auger. All voting Board members voted to approve the application.

Permit Renewal Request – Excavation of Earth in accordance with NH RSA 155-E - R. Stephen Leighton, Gravel Excavation, Sloper Road (Tax Map 12, Lot 52-2)

Steve Leighton was not in attendance for the review. The gravel pit is located on Sloper Road and has been in place for approximately 20 years. The Chairman opened discussion and Tim Reed noted that there is little information provided on current condition of the gravel pit. The Chairman allowed comments by abutter Irene Abels, Sloper Road who was pleased with the overall condition and use of the pit but wanted information about future plans. The Board shared what was stated in the application, and again, Tim Reed brought up concerns. It was suggested that a site walk take place before approval. Lynn Sweet texted Mr. Leighton who clarified that no changes in use pattern and extent of excavation was planned. Lynn Sweet made a motion to renew the permit; however, the Chairman suggested a motion to approve on the condition that a site walk be conducted. Phil Auger indicated that he is willing to contact Mr. Leighton to arrange a site walk for the Board. Lynn Sweet objected; however, and the motion without conditions, seconded by Terry Hyland, was entertained. Lynn Sweet, Phil Auger, Charlie Moreno, and Terry Hyland voted in favor and Tim Reed was opposed. The motion carried.

Preliminary Conceptual Consultation – 840 First Crown Point Road - Amanda Chantasiri

The discussion revolved around how to configure a 3-lot subdivision, and two issues were discussed: 1) Article 1.4.1.D.3 requires a five-acre minimum lot size for parcels above 800 feet in elevation, and 2) the requirement for 60% of the minimum buildable portion of the land to be contiguous as required by Article 2.6.2. The Board reviewed current zoning regulations, and following a lengthy discussion, agreed that the requirement for 60% of the minimum buildable portion of the land to be contiguous (Article 2.6.2) only applies to the two-acre minimum area and does not increase with the five-acre requirement for high elevation properties.

Preliminary Conceptual Consultation – Province Road - Mark Whitcher

Chris Berry of Berry Engineering presented a preliminary sketch showing a conceptual 4-lot subdivision of Tax Map 1 Lot 20. The subdivision would produce two new lots with frontage on Province Road and one new lot with frontage on Waldron Road (currently designated a Class VI road). Phil Auger brought up concerns about allowing subdivisions on Class VI roads and mentioned a requirement for Selectboard approval before the Planning Board could proceed. Mr. Berry indicated that the applicant would be willing to upgrade a portion of Waldron Road to Class V standards without paving. A discussion followed on whether paving would be required as the Subdivision Regulations require pavement.

Other Business

Lynn Sweet indicated that the meetings seemed to be running late and asked if the time for the meetings could start earlier. Other members of the Board indicated that they too would like the meetings to start earlier. Charlie Moreno indicated that the January meeting, having already been noticed, would need to remain at 7:00 PM time. After some discussion, Lynn Sweet made a motion to move the time for future Planning Board meetings, beginning with the February meeting, to 6:30 PM. The motion was seconded by Phil Auger, and all members voted in the affirmative.

Blair Haney introduced the Board to the Strafford Hazard Mitigation Plan Team that is being formed and asked if anyone on the Board was interested in becoming a member of the team. Mr. Haney

recently completed a similar plan for Barrington, and he described what was involved in the process. No Board member stepped forward to be part of the team.

Mr. Haney also asked the Board to set a date for the next Master Plan Work Session to be held in January 2023. The meeting was scheduled for January 12th at 6:30PM.

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 8:45PM.