

Planning Board Meeting Minutes

Location: Strafford Town Hall Conference Room

Date & Time: March 2, 2023 6:30PM

Voting Members Present:

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

Non-Voting Members Present:

Don Clifford – Alternate
Donald Coker – Alternate
Susan Arnold – Alternate

Others Present:

Blair Haney, Strafford Regional Planning Commission, Regional Planner
Robert Fletcher, Minutes Recorder

The Chairman, Charlie Moreno, called the meeting to order at 6:35PM and recognized Board members Phil Auger, Terry Hyland, Lynn Sweet, Donald Coker, Don Clifford, and Susan Arnold as present. He also recognized as present Blair Haney and Robert Fletcher.

The Chairman announced that the closing date for new applications to be filed for the agenda for the regular April 6, 2023 meeting is 5:00PM Tuesday, March 14, 2023. Revised applications for projects already under review must be submitted by Tuesday, March 21, 2023, for the April meeting.

The Board reviewed the minutes of the February 2, 2023 Planning Board Meeting. Lynn Sweet made a motion to accept the minutes as written, which was seconded by Phil Auger and voted upon verbally in the affirmative by all voting Board members present who attended the February 2nd Meeting.

The Board also reviewed the minutes of the February 23, 2023 Planning Work Session. The Board determined the minutes to be accurate; however, they were unable to accept them by vote due to only two Board members being present at the Work Session.

New Business

Public Hearing in Accordance with NH RSA 231: 158 and the Strafford Scenic Roads Ordinance

The Chairman indicated that he, Phil Auger, and Lynn Sweet met with Crystal Berube of Eversource Energy on Back Canaan Road, a designated scenic road, prior to the Planning Board Meeting. Eversource needs to trim trees and brush along power distribution lines on Back Canaan Road, which requires Board permission. Members of the Board attending the site walk did not see any problem with the proposed work. The Chairman noted that Eversource did not plan to remove any trees, and that this would be indicated in the letter to Eversource granting permission to conduct the work. The Chairman asked for a motion to accept the proposed trimming work, which was so moved by Lynn Sweet and seconded by Phil Auger. All Board members attending the site walk voted verbally in the affirmative, and the motion passed.

Major Subdivision (cumulative impact) – Patricia Fabian, 3-Lot Subdivision, Cross Road and Second Crown Point (Tax Map 19, Lot 55-4)

Daniel O’Lone of Berry Surveying presented an overview of the proposal to subdivide Lot 55-4 of approximately 41 acres into three lots; Lot 55-6 2.74 acres, Lot 55-7 2.59 acres, and Lot 55-4 36 acres. All the proposed lots have frontage on Cross Road, and Lot 55-4 also has frontage on Second Crown Point Road. Mr. O’Lone indicated that, based on a suggestion by the Board at the Preliminary Conceptual Consultation, the northeast corner of proposed Lot 55-7 was moved and a new line delineated to avoid the irregular shape first proposed.

The Chairman noted that the application checklist was complete. In response to a question by the Board, Mr. O’Lone indicated that this application will create in total a subdivision of seven-lots from the original parcel. There being no further discussion, Lynn Sweet made a motion to accept the application as presented, which was seconded by Phil Auger. The Chairman recognized Board member, Tim Reed, as present; however, Don Clifford was appointed as a voting member because Tim was not present for all of Mr. Olone’s presentation. All voting Board members voted verbally in the affirmative to accept the application.

The Board considered if there was regional impact associated with this application. Phil Auger made a motion that the application did not present a regional impact. The motion was seconded by Lynn Sweet and voted upon verbally in the affirmative by all voting Board members. The motion passed.

The Chairman asked Mr. O’Lone to continue his presentation. He summarized the requests for waiver to subdivision plan requirements as follows:

- Provide a complete boundary survey and blaze or monument boundary lines for Lot 55-4.
- Indicate water courses and exposed ledge for Lot 55-4.
- Indicate interior stonewalls for Lot 55-4.
- Indicate building setback lines for Lot 55-4.
- Provide test pit locations for Lot 55-4.

The Chairman made a motion to approve the waiver requests as submitted on the Berry Surveying & Engineering letter, dated February 6, 2023, regarding track boundaries, natural features, physical features, and setback lines (as indicated above). The motion was seconded by Phil Auger and voted upon verbally in the affirmative by all voting Board members. The motion passed.

The Chairman made a motion to approve the waiver request as submitted on the Berry Surveying & Engineering letter, dated February 6, 2023, regarding test pit locations (as indicated above). The motion was seconded by Don Clifford and voted upon verbally in the affirmative by all voting Board members. The motion passed.

The Chairman opened the meeting to the public at 7:03PM. There were no comments; however, he noted two conditions for approval:

- NHDES septic approval for Lots 55-6 and 55-7.
- Strafford Road Agent approval of driveway locations for Lots 55-6 and 55-7.

The Chairman closed the meeting to the public at 7:06PM. Due to the Strafford Road Agent having not had a chance to assess the driveway locations, the Board concluded the need to address the application at a future Planning Board Meeting. Lynn Sweet made a motion for continuation to a date certain of April 6, 2023, which was seconded by Phil Auger, and voted upon verbally in the affirmative by all voting Board members. The motion passed.

Following this vote, Tim Reed replaced Don Clifford as a voting Board member. The Chairman noted that any discussion regarding a Preliminary Conceptual Consultation is non-binding.

Preliminary Conceptual Consultation – David and Pamela Perkins, 1716 Province Road, (Tax Map 1, Lot 18 and 19)

On behalf of David and Pamela Perkins, Raymond Bisson of Stonewall Surveying indicated that the Perkins currently reside on Lot 19 (12 acres) and own Lot 18 (112 acres). They are proposing the following:

- Adjust the current boundaries between their two properties to make Lot 19 more uniform.
- Create three lots along Province Road from area within Lot 18. Each of the lots contain steep slopes and some wet areas.
- Lot 18 (101 acres) would retain at least 50 feet of frontage on Province Road.

The Board agreed that the Lot 19 boundary adjustments did not pose a problem; however, they did express concern regarding the three-lot subdivision as follows:

- Steep slopes and wet areas affecting driveway locations.
- Difficulty in meeting requirement for maximum driveway slope percentage.
- Locating structures within contiguous buildable area (60 percent of minimum lot size).

The Board indicated that a conservation subdivision with deed restrictions would enable the Board to consider relaxing subdivision requirements to allow smaller lots, reduced road frontage, shared driveways, and/or modified buildable areas. The Board indicated that the Perkins have the right to propose a conventional subdivision and request waivers; however, there is no guarantee the waivers would be granted.

Preliminary Conceptual Consultation – Riley Trust of 2013, c/o Dal and Joanne Riley, 845 second Crown Point (Tax Map 19, Lot 17-1)

On behalf of Dal and Joanne Riley, Raymond Bisson of Stonewall Surveying indicated that the Riley's own a 44-acre parcel with 155-foot of frontage on Second Crown Point Road. They want to subdivide the property into two lots to create a lot for their daughter to build a house where a mobile home residence is located. The other lot currently contains a workshop, which would be converted to a residence for Mr. Riley. They are considering two methods to divide the property:

1. Use one driveway ending in a cul-de-sac to provide access to both lots (one lot of 3.18 acres and a second lot of 40 acres).
2. Divide the property into one 5-acre lot with 105-foot frontage on Second Crown Point Road with driveway easement to second lot of approximately 40 acres and 50-foot frontage on Second Crown Point Road.

The Board did not believe the cu-de-sac proposal would be the best approach due to the need for frontage variance. They suggested a conservation subdivision to relax the minimum frontage, which

would require a deed restriction for eighty percent of the lot area and allow a residence and out-buildings on the remaining area. The proposed 5-acre lot could be reduced to provide more area for the lot in conservation.

Other Business

Phil Auger recommended that proposed plans be posted on the Town website prior to presentation at a Planning Board meeting. This would allow noticed abutters to review proposals before the meeting.

The Board also discussed the possibility of mounting the television on the conference room wall in a location to allow visual presentation for viewing by both the Board and the public. Lynn Sweet will address this with the Board of Selectmen for installation approval.

There being no further business before the Board, Lynn Sweet made a motion to adjourn the meeting, which was seconded by Tim Reed. The Board voted unanimously in favor, and the meeting adjourned at 8:50 PM.