

Town of Strafford, NH – Planning Board

Strafford Town Hall • 12 Mountain View Drive • Strafford, NH 03884

<http://www.strafford.nh.gov/index.php/planning-board>

Plan Review

PROJECT NAME: Isaac Berry Rd		CASE NUMBER: 23-003 SUB
PLAN DATE (REVISION): 01.12.23		
MEETING DATE: 05.04.23	APPLICANT(S): Barry 8 Isaac Berry Rd Strafford, NH	APPLICATION TYPE: <input checked="" type="checkbox"/> (SD) Subdivision <input type="checkbox"/> (EX) Excavation <input type="checkbox"/> (SP) Site Plan <input type="checkbox"/> (HO) Home Occ. <input type="checkbox"/> Sign <input type="checkbox"/> (LLA) Lot Line Adjustment
APPLICATION STATUS: <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	APPLICANT'S REP: Bevann Timm Doucet Survey Bedford, NH	REVIEWED BY: Blair Haney SRPC Circuit Rider bhaney@strafford.org
EXECUTIVE SUMMARY		
Applicant proposes a two-lot subdivision with frontage along Second Crown Point Rd, a class V road. Isaac Berry Road is a Class VI road. Applicant received a variance for frontage from the Strafford ZBA in 2022.		
Subject parcel lies within the Conservation Overlay district. Plan set appears to show appropriate setbacks for this district. Plan set shows an access easement to Lot 28-6 (existing residence) over the proposed Lot 28-6-1. Plan set appears to imply a shared driveway off Isaac Berry Rd, not Second Crown Point Rd.		
BACKGROUND		
TAX MAP/LOT:	18-28-6	
AREA:	5.1 Ac.	
EXISTING LAND USE:	Residential-Agricultural	
STEEP SLOPES ≥15%:	N/A	
ROAD ACCESS (FRONTAGE):	Second Crown Point Rd	
CLOSEST INTERSECTION:	Isaac Berry Rd	
ZONING DISTRICT(S):	Residential/Agricultural	
OVERLAY DISTRICTS:	<input type="checkbox"/> Aquifer <input checked="" type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain	
FEMA 100-YEAR FLOOD HAZARD ZONE?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
WATER BODIES:	<input type="checkbox"/> Shoreland Protection <input checked="" type="checkbox"/> No	
OTHER PERMITS AND APPROVALS		
<input type="checkbox"/> Special Exception(s)	<input type="checkbox"/> Waivers	<input checked="" type="checkbox"/> Variance(s)
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Condo Documents	<input type="checkbox"/> Easement(s)
	<input type="checkbox"/> State Permits	<input type="checkbox"/> Excavation Permit
	<input type="checkbox"/> Road Cut	<input type="checkbox"/> Road Bond
STATUS NOTES:		

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COMPLETENESS/APPLICATION ACCEPTANCE

The following additional information is needed to complete the checklist:

1. N/A

STAFF TECHNICAL COMMENTS AND MEETING REVIEW HISTORY

Staff comments on Waivers:

1. No waivers requested.

Staff comments on Technical features:

1. Lot configuration appears irregular and non-conforming with Regulation 2.6.2. Staff notes that lot lines partially follow existing stonewalls and at no point is either lot less than 75' wide.
2. Shared Driveway must be constructed to specifications in 2.6.5(1)2 and requires a turnaround referenced in same section.
 - a. The implied access for the proposed house conflicts with the proposed 4k area.
 - b. Board should seek clarification for shared driveway location and design, and request that this be shown on the final plan set.
3. Proposed well radius extends beyond the proposed property boundaries.

CONDITIONS OF APPROVAL

- | | |
|--|---|
| <input checked="" type="checkbox"/> Plan copies with professional seals & signatures | <input type="checkbox"/> NPDES NOI |
| <input checked="" type="checkbox"/> Original Mylar with professional seals & signatures | <input checked="" type="checkbox"/> State Permits – |
| <input checked="" type="checkbox"/> Electronic submission per regulations (As-builts as required) | <input checked="" type="checkbox"/> Curb-cut |
| <input checked="" type="checkbox"/> All fees paid, and escrow maintained as required | <input checked="" type="checkbox"/> Subdivision (Sub Surface/Septic), |
| <input type="checkbox"/> Bond estimate | <input type="checkbox"/> Wetlands – Dredge and Fill, |
| <input type="checkbox"/> Condo Documents | <input type="checkbox"/> Alteration of Terrain |
| <input type="checkbox"/> As-built plans for both site plans | <input type="checkbox"/> Shoreland Protection |
| <input checked="" type="checkbox"/> Additional items to be determined as part of the plan review hearing (See notes above) | |
| <input type="checkbox"/> Changes to Plat as detailed in <u>minutes</u> and this report (List): | |
| • See above | |
| <input type="checkbox"/> Others (List): | |