

## Planning Board Meeting Minutes

**Location:** Strafford Town Hall Conference Room

**Date & Time:** April 6, 2023 6:30PM

**Voting Members Present:**

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

**Non-Voting Members Present:**

Don Clifford – Alternate  
Suzan 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 6:33PM, recognized Board members Phil Auger, Terry Hyland, Tim Reed, Lynn Sweet, Suzan Arnold and Don Clifford 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 May 4, 2023 meeting is 5:00PM Tuesday, April 11, 2023. Revised applications for projects already under review must be submitted by Tuesday, April 25, 2023, for the May meeting.

The Board reviewed the minutes of the March 2, 2023 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 March 2<sup>nd</sup> Planning Board Meeting.

The Board also reviewed the minutes of the March 21, 2023 Planning Board Work Session. The Board determined the minutes to be accurate. Lynn Sweet 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 March 21<sup>st</sup> Planning Board Work Session.

### **Continuing Business**

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

The Chairman indicated that the Planning Board accepted the Major Subdivision Plan and granted waivers at the March 2, 2023 Meeting. However, state approval of the subdivision and a driveway permit from the Town of Strafford Road Agent were needed before the plan could be considered for approval. Christopher Berry of Berry Surveying indicated that the remaining items had been obtained and submitted. Lynn Sweet confirmed receipt of the documents and made a motion to approve the

Major Subdivision Plan, which was seconded by Phil Auger and voted upon verbally in the affirmative by all voting Board members. The motion passed.

### **New Business**

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

The Chairman indicated that members of the Board met with an Eversource representative to conduct a site walk to view proposed tree trimming. Minutes of the site walk are documented separately, which indicate work to be done on Parson's Hill Road, Willey Pond Road, and Evan's Mountain Road. Phil Auger made a motion to approve Eversource tree trimming work on these roads, which was seconded by Don Clifford and voted upon verbally in the affirmative by all voting Board members present for the site walk. The motion passed.

#### **Preliminary Conceptual Consultation – Major Subdivision (cumulative impact) - Mark Whitcher, Lot Line Adjustment, Province Road & Waldron Road (Tax Map 1, Lots 20 and 20A)**

Christopher Berry of Berry Surveying representing Mark Whitcher presented a preliminary concept to create two lots, one with 200 feet of frontage on Province Road within Lot 20; the second with approximately 50 feet of frontage on Province Road and partially including a portion of Lot 20A. The proposal would also involve merging the remainder of Lot 20A with the remaining portion of Lot 20 through a lot-line adjustment with back lot access made via a driveway on Waldron Road.

The Chairman indicated for the record that the Board's responses to questions and offering of suggestions for a preliminary conceptual consultation are non-binding; however, they may be helpful in developing of a plan that meets current Ordinance requirements. The Board expressed concerns regarding the proposal as follows:

- Creating a "dog leg" back lot of approximately 13 acres.
- Repurposing Waldron Road to serve as a driveway to access the back lot. This may lead to conflicts regarding use and maintenance of Waldron Road (a Class 6 Road), which requires public right-of-access.

The Board suggested use of the conservation subdivision ordinance to relax subdivision requirements which would allow less than the 200-foot frontage requirement on Province Road for the two new lots and a deed restriction on the combined remaining acreage of Lot 20A west of Waldron Road and Lot 20.

Mr. Berry thanked the Board for their suggestions and indicated he would address them with the property owner.

### **Old Business**

The Board discussed the continuing development of the Master Plan with respect to an overall editing of the draft document in preparation of having a final version by June 2023. To meet this goal, the Board assigned specific chapters to Board members for review and editing as follows:

- Charlie Moreno – Community Character
- Phil Auger – Natural Resources

- Tim Reed – Economic Development
- Terry Hyland – Housing
- Don Clifford – Age Friendliness
- Lynn Sweet – Community Services

Board members will forward each edited chapter to Suzan Arnold by April 18<sup>th</sup>. Phil Auger indicated he had reviewed and edited the entire draft Master Plan. He will forward a copy to Suzan Arnold who will incorporate Board member chapter edits into the document, which the Board will review at the next Master Plan Work Session on April 25, 2023 at 6:30PM.

### **Board Member Appointments**

Don Clifford's term as a Board member is expiring, and he agreed to continue serving. Lynn Sweet made a motion to appoint Don Clifford as an alternate Planning Board member for a three-year term. Phil Auger seconded the motion and all Board members voted verbally in the affirmative. The motion passed.

Charlie Moreno's term as Board Chairman is expiring, and he will not be continuing to serve in this capacity. Phil Auger agreed to serve as Chairman, which will leave the Vice-Chairman position vacant. Lynn Sweet made a motion to appoint Phil Auger as Planning Board Chairman and Tim Reed as Vice-Chairman. Terry Hyland seconded the motion, and all Board members voted verbally in the affirmative. The motion passed.

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 7:40PM.