

## 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

<b>PROJECT NAME:</b> Hartley2		<b>CASE NUMBER:</b> 23-004 LLA
<b>PLAN DATE (REVISION):</b> Undated		
<b>MEETING DATE:</b> 06-01-23	<b>APPLICANT(S):</b> Hartley & Hoffman Parker Mountain Rd Strafford NH	<b>APPLICATION TYPE:</b> <input 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 checked="" type="checkbox"/> (LLA) Lot Line Adjustment
<b>APPLICATION STATUS:</b> <input type="checkbox"/> <b>Accepted:</b> 65 days expires: <input type="checkbox"/> <b>Approved:</b> <input type="checkbox"/> <b>Extension to:</b>	<b>SURVEYOR(S):</b> Norway Plains Associates Randolph Tetreault Rochester, NH	<b>REVIEWED BY:</b> Blair Haney SRPC Circuit Rider <a href="mailto:bhaney@strafford.org">bhaney@strafford.org</a>
<b>EXECUTIVE SUMMARY</b>		
Applicant proposes an “after-the-fact” lot line adjustment to correct a mistake that occurred during probate 27 years ago. The triangle-shaped area of land originally jogged around a barn that previously existed on the property. During probate, the family deeded the triangle land to the abutting owners but did not seek Planning Board approval for this lot line adjustment. The applicant seeks this LLA due to issues with title for the home located at 929 Parker Mountain Road, (Tax Map 10, Lot 27).		
<b>BACKGROUND</b>		
<b>TAX MAP/LOT:</b>	Tax Map 10, Lot 27 & Tax Map 11, Lot 25-1	
<b>AREA:</b>	N/A	
<b>EXISTING LAND USE:</b>	Residential-Agricultural	
<b>STEEP SLOPES ≥15%:</b>	N/A	
<b>ROAD ACCESS (FRONTAGE):</b>	Parker Mountain Rd	
<b>CLOSEST INTERSECTION:</b>	Huckins Rd	
<b>ZONING DISTRICT(S):</b>	Residential/Agricultural	
<b>OVERLAY DISTRICTS:</b>	<input type="checkbox"/> Aquifer <input checked="" type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain	
<b>FEMA 100-YEAR FLOOD HAZARD ZONE?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>WATER BODIES:</b>	<input type="checkbox"/> Shoreland Protection <input checked="" type="checkbox"/> No	
<b>OTHER PERMITS AND APPROVALS</b>		
<input type="checkbox"/> Special Exception(s)	<input type="checkbox"/> Waivers	<input type="checkbox"/> Variance(s) <input type="checkbox"/> Easement(s) <input type="checkbox"/> Excavation Permit
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Condo Documents	<input type="checkbox"/> State Permits <input type="checkbox"/> Road Cut <input type="checkbox"/> Road Bond
<b>STATUS NOTES:</b>		

# 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>

## COMPLETENESS/APPLICATION ACCEPTANCE & WAIVERS

### Staff comments on Waivers:

1. 2.7.1(E) – see letter dated January 3, 2023 “Waiver Request” for specifics
  - a. Waiver request does not appear to hinder Board’s review for an “after-the-fact” request.
2. 2.7.1(M) – see letter dated January 3, 2023 “Waiver Request” for specifics
  - a. Waiver request does not appear to hinder Board’s review for an “after-the-fact” request.

## TECHNICAL COMMENTS & MEETING REVIEW HISTORY

### Staff comments on Technical features:

1. Applicant requests an “after-the-fact” lot line adjustment to correct a mistake that occurred during probate in 1996. The triangle-shaped area of land was conveyed by deed but never reviewed or approved by Planning Board. Board approval will clear current title issues.
  - a. Application, as presented, appears consistent with Town Zoning Ordinance and Subdivision Regulations.

## 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 type="checkbox"/> State Permits –                   |
| <input checked="" type="checkbox"/> Electronic submission per regulations (As-builts as required)                          | <input type="checkbox"/> Curb-cut                          |
| <input checked="" type="checkbox"/> All fees paid, and escrow maintained as required                                       | <input 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 checked="" type="checkbox"/> Changes to Plat as detailed in <u>minutes</u> and this report (List):                  |  |
| <ul style="list-style-type: none"><li>● See above</li></ul>  |  |
| <input type="checkbox"/> Others (List):  |  |