

## Planning Board Non-Public Meeting Minutes

**Location:** Strafford Town Hall Conference Room

**Date & Time:** May 4, 2023

**Voting Members Present:**

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

**Non-Voting Members Present:**

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

**Others Present:**

Autumn Scott, Strafford Regional Planning Commission, Regional Planner  
Lisa Murphy, Strafford Regional Planning Commission, Senior Regional Planner  
Robert Fletcher, Minutes Recorder

**Non-Public Session pursuant to RSA 91-A:3, II (I) consideration of legal advice provided by legal counsel.**

At 6:39PM during the May 4, 2023 Planning Board Meeting, Lynn Sweet made a motion, at the request of the Chairman, to enter a Non-Public Session. The motion was seconded by Charlie Moreno and voted upon verbally in the affirmative by all voting Board members present. The motion passed, and all public attendees were asked to leave the meeting.

**Lot Line Adjustment, Bruce and Lynda Hartley (Tax Map 10, Lot 27) and Sandra and Wayne Pierce (Tax Map 11, Lot 25)**

Following recent Planning Board approval of the lot line adjustment, a title search revealed a lot line revision that was not depicted on the plan approved by the Planning Board. According to legal counsel, when the applicant reappears before the Board to address the oversight, the Board has the authority to approve the lot line revision “after the fact” or require the applicant to reapply for lot line adjustment approval.

**Subdivision Preliminary Consultation, Mark and Judy Whitcher, Tax Map 1, Lots 20 & 20-A**

The Board requested advice from legal counsel regarding the following:

- The merging of two lots, Tax Map 1, Lots 20 and 20A, currently separated by Waldron Road, a class VI road.
- Creation of two smaller lots with less than required frontage on Province Road as part of a conservation subdivision with deed restriction on merged lots 20 and 20A.

Legal counsel indicated that the lot merger is permissible due to lot ownership preceding the creation of the Class VI road, and a conservation subdivision would also be permissible. In addition, the use of the Class VI road as a driveway to access one of the new lots can be denied by the planning board. Use of the Class VI road would need to be approved by the Board of Selectmen.

There being no further Non-Public business before the Board, Lynn Sweet made a motion to leave the Non-Public Session and return to a Public Session, which was seconded by Charlie Moreno. All voting Board members present voted verbally in favor, and the Non-Public Session ended at 6:50PM.