

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: Thivierge – Crown Point Rd		CASE NUMBER: 23-008 SUB
PLAN DATE (REVISION): 05.25.23		
MEETING DATE: 07.06.23	APPLICANT(S): Thivierge 681 First Crown Point 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: Joseph Berry Berry Surveying & Engineering	REVIEWED BY: Blair Haney SRPC Circuit Rider bhaney@strafford.org
EXECUTIVE SUMMARY		
Applicant proposes a two-lot subdivision for a 14.45 ac parcel. The existing home will remain on a two acre lot, and the remaining 12.45 ac will be subdivided off. Both parcels front on First Crown Point Rd, the existing home will utilize the existing driveway with an easement. A 30' ROW and driveway exists on the property line with an adjacent parcel. The proposed new lot will utilize this shared driveway to gain access to the buildable area.		
BACKGROUND		
TAX MAP/LOT:	19-72	
AREA:	14.45 Ac.	
EXISTING LAND USE:	Residential-Agricultural	
STEEP SLOPES ≥15%:	N/A	
ROAD ACCESS (FRONTAGE):	First Crown Point Rd	
CLOSEST INTERSECTION:	Cross 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 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
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. Shared driveway with adjacent landowner shows three (3) existing culverts. Board should inquire about condition with Road Agent.
2. Site plan shows an Existing Woods Road. Does the applicant plan to leave as-is, discontinue use, or other?

CONDITIONS OF APPROVAL

- | | |
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| <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 type="checkbox"/> Changes to Plat as detailed in <u>minutes</u> and this report (List): | |
| <ul style="list-style-type: none">• See above | |
| <input type="checkbox"/> Others (List): | |