

## 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> Perkins – Province Rd		<b>CASE NUMBER:</b> 23-009 SUB & LLA
<b>PLAN DATE (REVISION):</b> 07.25.23		
<b>MEETING DATE:</b> 07.28.23	<b>APPLICANT(S):</b> Perkins 1716 Province Rd Strafford, NH	<b>APPLICATION TYPE:</b> <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 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>APPLICANT'S REP:</b> Raymond Bisson Stonewall Surveying	<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 a four-lot subdivision (Lot 1-18, 112 ac.) and all lots will take frontage on Province Rd. Applicant also proposes a lot line adjustment to eliminate the irregular shape of Lot 1-19, which includes an existing home. Final parent lot, 1-18, totals approximately 101 ac. Applicant requests a waiver from features in section 2.7.1.E for the rear portion of Lot 1-18 including, boundaries, wetland delineation, and physical features. All areas impacted by the subdivision have been fully surveyed.		
<b>BACKGROUND</b>		
<b>TAX MAP/LOT:</b>	1-18 & 1-19	
<b>AREA:</b>	112 +/- Ac.	
<b>EXISTING LAND USE:</b>	Residential-Agricultural	
<b>STEEP SLOPES (≥15%):</b>	Scattered	
<b>ROAD ACCESS (FRONTAGE):</b>	Province Rd	
<b>CLOSEST INTERSECTION:</b>	Webber 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 checked="" type="checkbox"/> Yes <input 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 checked="" 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>		

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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. Waiver request from 2.7.1.E, specifically boundaries, wetland delineation, and physical features for the rear portion. Applicant shows all necessary required information on the plan sets for the areas affected by the subdivision.

### Staff comments on Technical features:

1. All lots show minimum frontage and areas, after deducting wetland resources and steep slopes.
2. Plan notes state the subject parcel lies in Zone X and A. Is this shown on the plan? (See note c)
3. Plans and legends do not include steep slopes, setbacks from boundaries or wetlands, and proposed contours. Addressed
4. The 50' ROW shown on Sheet 1 of 3 states "see note #9" but note #9 on the plan does not reference the ROW. Addressed
5. Does Parcel #2 driveway require crossing a wetland area? What is the highest percent grade of the proposed driveway and how long is that run? Addressed (See note b below)
6. Applicant revised plans with added plan labels and calculation tables for the proposed lots
  - a. FEMA flood zone on plan unclear, applicant should clarify and possibly revise
  - b. Article 2.6.1.G.5 driveways must be paved if >8%, Board may wish to note in decision

## 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 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):                                                                                    |                                                            |