

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: Chantasiri – First Crown Point Rd		CASE NUMBER: 23-011 SUB
PLAN DATE (REVISION): 06-27-23		
MEETING DATE: 09-07-23	APPLICANT(S): Chantasiri 840 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: Daniel O'Lore Berry Surveying & Engineering	REVIEWED BY: Blair Haney SRPC Circuit Rider bhaney@strafford.org
EXECUTIVE SUMMARY		
Applicant proposes a three-lot subdivision of 30.01 acres. Each lot exceeds 5 acre minimum for lots above 800 feet elevation, per 1.4.1.D.3. All lots include 2 acres minimum upland and 1.2 acres contiguous buildable area. All three lots will be accessed via a shared driveway. Applicant proposes two easements: one for access and utilities; and one for well radius.		
BACKGROUND		
TAX MAP/LOT:	18-29-1	
AREA:	30 +/- Ac.	
EXISTING LAND USE:	Residential-Agricultural	
STEEP SLOPES (≥15%):	N/A	
ROAD ACCESS (FRONTAGE):	Province Rd	
CLOSEST INTERSECTION:	Webber 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 checked="" type="checkbox"/> Yes <input 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"/> Conditional Use Permit	<input checked="" type="checkbox"/> Waivers <input type="checkbox"/> Condo Documents	<input type="checkbox"/> Variance(s) <input type="checkbox"/> State Permits
		<input checked="" type="checkbox"/> Easement(s) <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. Request to waive Natural Features (water courses, exposed ledge).
2. Request to waive Setback Lines for wetland resource areas.
3. Request to waive Shared Driveway dimensions (15 feet wide with 2 feet wide shoulders).
4. Request to waive requirement for two meetings to approve a major subdivision.

Staff comments on Technical features:

1. Does applicant propose a wetland crossing and culvert for the shared driveway?
2. Applicant should show location and indicate dimensions of proposed shared driveway, including width and shoulder width. Currently, only show “12-15’ driveway” or “existing driveway.”

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): | |
| • See above | |
| <input type="checkbox"/> Others (List): | |