



## BERRY SURVEYING & ENGINEERING

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Town of Strafford Planning Board  
PO Box 23  
Strafford, NH 03815  
RE: Chantasiri  
Additional Waiver Request  
840 First Crown Point Road  
Tax Map 18, Lot 29-1

August 24, 2023

Dear Chairman and Members of the Strafford Planning Board,

On behalf of the owners of the previously mentioned parcel we are requesting a waiver to the Subdivision Regulations Section 2.5.5 in regards to the following items.

- Approval

We are requesting that the two-meeting requirement be waived. We feel that this project should not qualify as a major subdivision as it only includes three lots. While we acknowledge that the parent lot was subdivided in 2008 out of a much larger lot, this was done for a different owner and the definition of Lot listed under 2.3.3 in the regulations states *"The number of lots in a subdivision will be considered to be the total number on adjacent land with the same subdivider whether the subdivision is made at one time or serially."* This property is under different ownership and is not the same subdivider as the original work, so therefore this definition should not apply to this application. This should remove the technical aspect of the "major" subdivision. Given this, we feel that this should be simply viewed as a typical 3-lot frontage subdivision which would not in any way warrant a "major" subdivision review or label. We have had several conceptual meetings with this board on this project, mostly due to the character of the land, the elevation of the land, and the shape of the lots. We wanted to get the board's input and ideas prior to the design so as to try to limit the design time and revision time for the client. In conclusion, and to restate the request, we would request a waiver to the two-meeting requirement (unless other plan information is missing that would warrant a second meeting) for this application. We feel that the board has all the information needed to make an informed decision and having a second meeting would pose an unnecessary hardship to the applicant in the form of additional representation costs and time.

Thank you for your time and attention to these matters.

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Daniel J. O'Lone  
Project Manager