

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: Riley – Second Crown Point Rd		CASE NUMBER: 23-010 DR	
PLAN DATE (REVISION): 08-04-23			
MEETING DATE: 09-07-23	APPLICANT(S): Riley 845 Second Crown Point Rd Strafford, NH	APPLICATION TYPE: <input 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: Raymond Bisson Stonewall Surveying	REVIEWED BY: Blair Haney SRPC Circuit Rider bhaney@strafford.org	
EXECUTIVE SUMMARY			
Applicant proposes a two-lot conservation subdivision on 44.33 acres off Second Crown Point Rd. One parcel encompasses 5.01 acres with 105 feet of frontage and another with 39.32 acres and 50 feet of frontage, both on Second Crown Point. An existing 18 foot wide shared driveway over a 40 foot wide easement gives access to the back 5+ acre parcel. The parent parcel includes 5.5 acre "exclusive use" area for the future house and approximately 33.61 acres of open space.			
BACKGROUND			
TAX MAP/LOT:	19-17-1		
AREA:	44 +/- 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"/> Waivers	<input type="checkbox"/> Variance(s)	<input checked="" 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:			

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>

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 waiver requests.

Staff comments on Technical features:

1. Applicant should review the acreage in Note #2 on all three plans and revise if necessary.
2. Applicant should review the easement width in Note #5 on plan #1 and #2 compared to the note on the plan, and revise. Also, reference to Parcel A is different than plans (17-1 or 17-1C, no A).
3. Board may wish to inquire about how applicant will permanently protect the open space conservation area.
4. Does the applicant propose a driveway culvert to cross the wetland towards to the rear “buildable area?”

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