

# TOWN OF STRAFFORD

INCORPORATED 1820

Planning and Zoning Office  
Tel: 603-664-2192 Ext 105

Post Office Box 23  
Center Strafford, NH 03815

## NOTICE OF DECISION PLANNING BOARD

**Owner and/or Applicant:** Lucas & Noah Chantasiri  
**Purpose of Plan:** 3-Lot Subdivision  
**Property Location:** 840 First Crown Point Rd, Tax Map 18, Lot 21-9

At the regular Planning Board hearing held on Thursday, September 7, 2023 the following resolution passed with a majority vote of the members of the Planning Board in attendance:

**Resolved:** To approve the application for a subdivision as shown on the plans prepared by Daniel O'Lore, Berry Surveying and Engineering. This subdivision was approved with the following condition(s):

- Applicant must modify the plan driveway note to reflect proper shoulder width and driveway upgrade to occur when home construction begins.

The following waivers were granted\*:

- Chapter II, 2.7.1 Requirements for Completed Applications to allow the following excluded from the plan set:
  - Watercourses,
  - Exposed ledge, and
  - Setback lines for wetland resources
- Chapter II, 2.6.5.I.2 Shared Driveways to allow no turnouts every 400'.
- To allow the proposed subdivision to advance as a minor subdivision.

\*Please refer to application packet and meeting minutes for explanations pertaining to each waiver (if any).

All testimony and representations made by the applicant or their representatives during the Public Hearing and Public Meeting shall be incorporated into this approval and part of this Notice of Decision.

Final plans should be brought to the office for signatures. The final plat shall be submitted to the Planning & Zoning Office in both paper and electronic formats. This decision shall not take effect until thirty (30) days have elapsed and no appeal has been filed or that if such appeal has been filed, and it has been dismissed or denied, in accordance with RSA 677:15.

  
Phil Auger  
Chairman, Strafford Planning Board