

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: Bertha L. Huckins Revocable Trust

Purpose of Plan: 2-Lot Subdivision (major, cumulative) & Lot
Line Adjustment (Lot 4-2 & 4-3)

Property Location: 22 Hillside Dr, Tax Map 11, Lot 4

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

Resolved: To approve the application for a 2-lot subdivision and lot line adjustment as shown on the plans prepared by John McTigue, TF Moran. This subdivision was approved with the following condition(s):

- Drainage swales greater than five (5) percent shall be lined with rip-rap or similar material to prevent erosion.
- Culvert covers to be twenty-one inches or greater.
- Record roadway maintenance agreement between owners, and a stormwater inspection and maintenance manual.
- Approved State Department of Environmental Services determination of minimal wetlands impact.

The following waivers were granted*:

- Section 2.6.5.F Street Construction, to waive:
 - 22' minimum roadway width to allow 20' width.
 - 3' minimum roadway shoulders to allow 2' width shoulders.
 - 3" minimum bituminous pavement to allow 3" processed gravel.
 - 4:1 maximum slope without guardrail to allow no guardrail with 3:1 slope.

*Please refer to the application packet 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