



Conceptual Meeting for Subdivision

Town of Strafford, NH
Planning Board
PO Box 23
Center Strafford, NH 03815

October 23, 2023

**RE: Warren A. Buzzell Property
1st Crown Point Road, Strafford, Strafford County, New Hampshire
Tax Map 19 Lot 42**

Job No: 23034

Dear Members of the Planning Board,

I am representing my client, Warren Buzzell, for the division his 47± acre parcel. Mr. Buzzell would like to create three new parcels on the existing road frontage on First Crown Point Road and maintain the remainder.

Currently, we have surveyed approximately 15 acres of the parcel and the road frontage on Second Crown Point Road to tie in record surveys. Only the wetlands on First Crown Point have been.

Frontage – approximately 981 feet of road frontage.

Concept #1 – Conservation (Preferred option)

- My client would prefer to create four small lots of around 1 acre in size beginning at the far east boundary to maintain access into the field by the cemetery.
- This option would use the Conservation Development method to conserve the remaining 43+/- acres.
- The lots would have a shared driveway entrance to cut down on curb cuts.
- This layout would preserve a majority of the field.
- This option would eliminate at least one building location off Second Crown Point Road

Concept #2 – Traditional Subdivision

- My client would create three new house lots, leaving room for a fourth house.
- Steep slopes on the far east on this parcel creates an issue with the 60% contiguous area where 52,272 sf is required, we would have around 43,000 sf. Would the board entertain a waiver from this regulation? See Subdivision Option #1.
- If the waiver cannot be granted, we would need to maintain 200 feet of road frontage for the remainder lot in this area and then maintain about 100 feet of road frontage adjacent to the cemetery where there is the current field entrance. See Subdivision Option #2.

Please add us to the soonest agenda for us to discuss this matter.

Sincerely,

Raymond A. Bisson

Raymond A. Bisson, LLS
Stonewall Surveying



