

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 SUB Con.	
PLAN DATE (REVISION): 10-14-23			
MEETING DATE: 11-2-23	APPLICANT(S): Riley 845 Second Crown Point Rd Strafford, NH	APPLICATION TYPE: <input checked="" 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 Barrington, NH	REVIEWED BY: Blair Haney SRPC Circuit Rider bhaney@strafford.org	
EXECUTIVE SUMMARY			
<p>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, however, this area includes 5.51 acres of exclusive use for the second residence. Applicant proposes two conservation areas within the second lot (see Note #11): Deed Restriction #1 is 2.94 acres for "agricultural purposes and pastures," and Deed Restriction #2 is 31.12 acres "limited to forest use with no soil disturbances."</p> <p>An existing 18-foot wide shared driveway over a 40-foot wide easement gives access to the rear parcel. Applicant submitted a Shared Driveway Easement document and a proposed Conservation Restriction document.</p>			
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			

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- | | | | | |
|---|--|--|-----------------------------------|------------------------------------|
| <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:

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 proposes TWO conservation/deed restriction areas within the rear parcel, in addition to the exclusive use area for the second residence. Applicant proposed these two separate deed restriction areas following the Board site visit. Applicant revised the plans (see Note #11) to reflect this change.
2. Applicant addressed all plan-related issues the Board discussed during Design Review phase: revised Notes #2 and #5, and added missing culvert.

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): | |
| <ul style="list-style-type: none">• See above | |
| <input type="checkbox"/> Others (List): | |

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