

Planning Board Work Session Minutes

Location: Strafford Town Hall Conference Room

Date & Time: November 2, 2023 5:30PM

Voting Members Present:

Phi Auger – Chairman
Tim Reed – Vice Chairman
Charlie Moreno
Terry Hyland
Lynn Sweet – Selectman Representative

Non-Voting Members Present:

Don Clifford – Alternate
Donald Coker – Alternate
Susan Arnold – Alternate

Others Present:

Blair Haney, Strafford Regional Planning Commission, Regional Planner
Autumn Scott, Strafford Regional Planning Commission, Regional Planner
Keri Roman, Planning Board Legal Counsel
Robert Fletcher, Minutes Recorder

The Chairman, Phil Auger, called the Work Session to order at 5:34PM and recognized Board members Tim Reed, Charlie Moreno, Terry Hyland, Lynn Sweet, Donald Coker, Don Clifford, and Susan Arnold as present. He also recognized as present Blair Haney, Keri Roman, and Robert Fletcher. The Chairman indicated the Board would conduct a work session until the regular 6:30PM meeting.

The Chairman indicated that the Board would review and discuss the proposed Zoning amendments and regulation changes.

- Recreation Vehicles. Not permitted for use as a principal or accessory dwelling. May be used for travel, camping, recreational or business purposes from Memorial Day through November first. The Board identified the need to modify the “manufactured homes” definition, which contains conflicting guidance regarding “travel trailers.”
- Supplementary Lots. The Board agreed to remove this proposed change from consideration.
- Frontage. Attorney Roman provided additional language to clarify the frontage requirement for lots entirely within Strafford or partly in an adjacent municipality and access requirement for the portion of a new lot that lies within Strafford. A time frame needs to be specified to determine “grandfathered” lots based on the date when the ordinance was first enacted. The Board also discussed the need for a 200-foot minimum for public or private right-of-way to satisfy frontage requirements.
- Accessory Building, Structure, or Use. The Board agreed that no change to proposed language was necessary. However, reference to a “family unit” in Minimum Land Area Ordinance should be changed to “dwelling unit” with a limit of three under a common roof.
- Stormwater Management. The board was in consensus that the existing ordinance should not be changed.
- Cumulative Impact. Attorney Roman offered the opinion that any further subdivision of a prior subdivision must include the prior subdivision to determine if the current subdivision is minor

or major, irrespective of prior subdivision creation date or any change of ownership. She will provide additional language to help clarify the subdivision regulation.

The Board also discussed town-provided deed restriction language for conserved land within a conservation subdivision, which would indicate approved use of the conserved area, but specifically prohibits further subdivision and buildings.

There being no further discussion, the Chairman asked for a motion to adjourn the Work Session, which was so moved by Lynn Sweet and seconded by Tim Reed. The Board verbally voted unanimously in favor, and the meeting adjourned at 6:23PM.