

Planning Board Meeting & Public Hearing Minutes

Location: Strafford Town Hall Conference Room

Date & Time: January 4, 2024 6:30PM

Voting Members Present:

Phi Auger – Chairman
Tim Reed – Vice Chairman
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
Robert Fletcher, Minutes Recorder

The Chairman, Phil Auger, called the meeting to order at 6:33PM and recognized as present Board members Tim Reed, Terry Hyland, Lynn Sweet, Susan Arnold, Donald Coker, and Blair Haney of the Strafford Regional Planning Commission. Don Clifford arrived at 6:50 and was recognized by the chair. Robert Fletcher arrived at 7:00PM.

The Chairman appointed alternate Board member, Donald Coker, as a voting Board member to replace Charlie Moreno, who was not present.

Continuing Business

Conservation Subdivision-Riley Family Trust of 2013, Dal Ray Riley and Joanne D. Riley, Trustees, 2-lot conservation subdivision, 845 Second Crown Point Road (Tax Map 19, Lot 17-1)

Prior to the meeting, the applicant requested a continuance to the February 2024 meeting. The Chairman asked for a motion for a continuance to the February 1, 2024, 6:30PM Planning Board meeting, which was so moved Lynn Sweet, seconded by Tim Reed, and voted upon verbally in the affirmative by all voting Board members. The motion passed.

Public Hearing

The Chairman opened the meeting for a Public Hearing at 6:37PM to present and discuss the proposed additions and amendments to the Strafford Zoning and Land Use Ordinances to be presented to the voters on March 12, 2024. Strafford residents in attendance were Susan Higgins, Tom Coneys, Terry Hyland, Jr., and Zackary Elliot.

The Board and the public attendees engaged in a “line-by-line” discussion of each of the following:

1. Proposed new Section 1.20 Recreational Vehicles.
2. Proposed amendment to Article 1.14.5 [Definitions] Frontage.
3. Proposed amendments to Articles 1.14.12 Accessory Building, 1.14.13 Structure, and 1.14.14 Building [Definitions] to clarify the meaning of “building” and “structure,” stating that all

buildings are structures, and that other permanent constructions such as pools, generators, and parking lots are also structures.

Several changes and additions to the language and organization of the proposed amendments were noted during the discussion. The Chairman asked for a motion to close the Public Hearing at 7:53PM, which was so moved Lynn Sweet, seconded by Tim Reed, and voted upon verbally in the affirmative by all voting Board members. The motion passed.

The Chairman asked for a motion to incorporate the changes and additions to the amendments as discussed for a final presentation at a second Public Hearing on February 1, 2024. Lynn Sweet made the motion, which was seconded by Tim Reed and voted upon verbally in the affirmative by all voting Board members. The motion passed.

Other Business

The Board reviewed the minutes of the December 4, 2023 Planning Board Meeting. Donald Coker made a motion to accept the minutes as written, which was seconded by Tim Reed and voted upon verbally in the affirmative by all voting Board members present who attended the December 4th Planning Board Meeting.

The Chairman mentioned a development proposal on Back Canaan Road, which will be presented at the Town of Barrington Design Review on Tuesday, January 9, 2024. He is requesting the Barrington Board consider Regional Impact of the proposal because the development is very close to the Strafford town line, is located on a designated Scenic Road, and has numerous other issues and impacts due to its extent.

Eversource is considering utility easement tree trimming on several scenic roads in Strafford. The Board agreed that a site review is warranted and will arrange a date and time to meet with Eversource.

There being no further business before the Board, Donald Coker made a motion to adjourn the meeting, which was seconded by Tim Reed. The Board voted unanimously in favor, and the meeting adjourned at 7:59PM.