

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: Voluntary Merger - LeTarte		CASE NUMBER: 24-001 Merger
PLAN DATE (REVISION): Hand Drawn		
MEETING DATE: 04-04-24	APPLICANT(S): LeTarte 91 Parshley Ln Strafford, NH	APPLICATION TYPE: <input 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: Self	REVIEWED BY: Blair Haney SRPC Circuit Rider bhaney@strafford.org
EXECUTIVE SUMMARY		
Applicant proposes to voluntarily merge two pre-existing adjacent parcels owned by the applicant. Under RSA 674:39-a, an owner may "merge them for municipal regulation and taxation purposes may do so by applying to the planning board."		
BACKGROUND		
TAX MAP/LOT:	12-44-5 & 12-44-4	
AREA:	3.8 & 2.5 +/- Ac.	
EXISTING LAND USE:	Residential-Agricultural	
STEEP SLOPES (≥15%):	N/A	
ROAD ACCESS (FRONTAGE):	Parshley Ln	
CLOSEST INTERSECTION:	N/A	
ZONING DISTRICT(S):	Residential/Agricultural	
OVERLAY DISTRICTS:	<input type="checkbox"/> Aquifer <input type="checkbox"/> Wetlands <input type="checkbox"/> Floodplain	
FEMA 100-YEAR FLOOD HAZARD ZONE?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
WATER BODIES:	<input type="checkbox"/> Shoreland Protection <input type="checkbox"/> No	
OTHER PERMITS AND APPROVALS		
<input type="checkbox"/> Special Exception(s)	<input type="checkbox"/> Waivers	<input type="checkbox"/> Variance(s) <input type="checkbox"/> Easement(s) <input type="checkbox"/> Excavation Permit
<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:		

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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. N/A

Staff comments on Technical features:

1. According to RSA 674:39-a Voluntary Merger, the Board must approve the merger request if no mortgage exists and the merging does not create a violation of existing regulations. This request meets the statutory requirements, and the Board should approve it.

CONDITIONS OF APPROVAL

- | | |
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| <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): | |