

TOWN OF STRAFFORD

INCORPORATED 1820

Planning and Zoning Office
Tel: 603-664-2192 Ext 105

Post Office Box 23
Center Strafford, NH 03815

NOTICE OF DECISION PLANNING BOARD

Owner and/or Applicant: KRJ Finance, LLC
Purpose of Plan: Subdivision of Land
Property Location: Webber Road, Tax Map 1, Lot 22 and 23

At the regular Planning Board hearing held on Thursday, July 7, 2022, the following resolution passed by the unanimous vote of the members of the Planning Board in attendance:

Resolved: To approve the Conservation Subdivision as presented on a plan dated June 27, 2022, prepared by Berry Surveying & Engineering on behalf of the applicant KRJ Finance, LLC for parcel(s) Tax Map 1, Lots 22 and 23. The resolution included the following conditions, to be completed by the applicant or applicant's agent:

- Title Plan as "Conservation Development Subdivision" versus "Open Space Subdivision".
- Prepare and submit deed restrictions for the conserved land area, Tax Map 1, Lot 23, to be conserved in perpetuity in its natural state without subdivision, buildings, or development, using deed restriction language reviewed by, and acceptable to, Town Counsel.
- Prepare and submit shared driveway easement language for review by, and acceptable to, Town Counsel.
- Include open space calculation summary in table form on the Plan.

Furthermore,

- The Board agrees to conventional Lot Line setbacks.

Please refer to application packet for explanations pertaining to any waivers.

All testimony and representations made by the applicant or their representatives during the Public Hearing and Public Meeting shall be incorporated into this approval and part of this Notice of Decision.

Final plans should be brought to the office for signatures. The final plat shall be submitted to the Planning & Zoning Office in both paper and electronic formats. This decision shall not take effect until thirty (30) days have elapsed and no appeal has been filed or that if such appeal has been filed, and it has been dismissed or denied, in accordance with RSA 677:15.



Charles A. Moreno
Chairman, Strafford Planning Board