

## Planning Board Site Visit

**Location:** Lovely Property at 20 Back Canaan Road, Strafford, NH

**Date & Time:** August 7, 2024 6:31PM

**Members Present:**

Phi Auger-Chairman  
Charlie Moreno-Vice Chairman  
Donald Coker  
Sue Higgins

**Others Present:**

Blair Haney, Strafford Regional Planning Commission  
David and Rebecca Lovely (Owners)  
Rick Turner (Licensed Land Surveyor)

**Minutes Recorder:**

Sue Higgins

The group walked to the proposed driveway/subdivision road that enters from Canaan Road that David Lovely has partially constructed as designated on the plan. The parcel has 256 feet of frontage here and the group viewed and discussed a proposed lot to the west which would have 204-foot frontage on the road.

Discussion of the road requirements including width and paving took place and to what extent those requirements would apply if the subdivision were conventional versus conservation design. The Board mentioned that the Fire Department will need to approve the road and will require either a hammer head or cul-de-sac terminus. David plans on constructing the road himself.

A portion of the backland, possibly 30+ acres is being considered for conservation. The applicant is hoping to keep the large conservation lot under one ownership. Discussion centered on how the lot design might be altered to meet the conservation design expectations. Lot sizing and location were discussed as well as access to the deed restricted portion of the parcel. Field areas were noted as key resources to conserve if possible. It was explained that a template of the deed restrictions has been developed by the Board and is expected to be used by applicants for conservation design projects.

Discussion reverted to the road requirements and options under conservation versus conventional. It was explained that while the regulations allow three houses on a shared driveway, there needs to be adequate road frontage on either Canaan Road or the new entrance road from it for the new lots. So, under a conventional subdivision, each of the 3 desired lots will require 200 feet of frontage on a road built to the design standards outlined in the zoning regulations. Frontage requirements and possibly the width of the road can be relaxed if the project is a conservation design, and the road might be narrower but otherwise will still need to be built to zoning standards.

Finally, discussion about yield plans versus using the formula approach to determine if the parcel meets the requirements for conservation design took place. Charlie Moreno stated that the formula approach may make more sense in this situation.

The applicant is to determine what their layout and road frontage is to be applied for and bring it back to Planning Board. The Board stated that the next presentation to the Board will require an abutter notification.

Charlie Moreno made a motion to adjourn, which was seconded by Donald Cocker and voted upon in the affirmative by all Board members in attendance.