

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>

Staff Review

PROJECT NAME: Water Street Subdivision – 174 Tasker Hill Rd		CASE NUMBER: 24-002 SUB
PLAN DATE (REVISION): 08-06-24		
MEETING DATE: 09-05-24	APPLICANT(S): Trademark Homes LLC	APPLICATION TYPE: <input checked="" type="checkbox"/> (SD) Subdivision <input type="checkbox"/> (EX) Excavation <input type="checkbox"/> (SP) Site Plan <input type="checkbox"/> (HO) Home Occ. <input type="checkbox"/> (LLA) Lot Line <input type="checkbox"/> Sign Adjustment <input type="checkbox"/> (DR) Design Review
APPLICATION STATUS: <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	APPLICANT'S REP: Raymond Bisson Stonewall Surveying	REVIEWED BY: Blair Haney SRPC Circuit Rider bhaney@strafford.org
EXECUTIVE SUMMARY		
<p>The applicant proposes a two-lot subdivision on 5.93 acres off Tasker Hill Rd. One parcel encompasses 2.78 acres with 740.54' of frontage and another encompasses 3.15 acres with 293.35' of frontage, with a buildable area of 2.16 and 2.32 acres, respectively. No driveway can be constructed on Tasker Hill Rd. due to sight distance before the wetland. The proposed driveway access from Water St. will require crossing 300 square feet of wetland and will require a NH DES wetland crossing permit, according to the applicant, as there is no alternative to access the parcel without crossing the wetland. The applicant states that they will apply for a wetland crossing permit after approval for the subdivision has been granted.</p>		
BACKGROUND		
TAX MAP/LOT:	3/14-1	
AREA:	5.93 +/- Ac.	
EXISTING LAND USE:	Residential-Agricultural	
STEEP SLOPES (≥15%):	Yes	
ROAD ACCESS (FRONTAGE):	Tasker Hill Rd	
CLOSEST INTERSECTION:	Water St	
ZONING DISTRICT(S):	Residential/Agricultural	
OVERLAY DISTRICTS:	<input type="checkbox"/> Aquifer <input checked="" 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 checked="" 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		

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Conditional Use Permit Condo Documents State Permits Road Cut Road Bond

STATUS NOTES:

- Not submitted. Applicant states they will submit for NH DES wetlands permit.
- Pending. CUP application received 09-05-24.

COMPLETENESS/APPLICATION ACCEPTANCE

This application appears to be complete, and the board should accept the application. Board can open the hearing, allow the applicant to present the application, and hear public testimony before continuing agenda item to a date and time certain.

STAFF TECHNICAL COMMENTS AND MEETING REVIEW HISTORY

Staff comments on Waivers:

No waiver requests.

Staff comments on Technical features:

1. Applicant proposes a driveway that would cross a stream. Article 1.4.4.4 indicates that a road must receive a Conditional Use Permit for impacts to resource areas under certain conditions.
 - a. Board should confirm the size of the wetlands by type of soils (poorly drained and very poorly drained) and request the amounts be indicated on the plan. If greater than 3,000 sq ft, the applicant must apply for a CUP.
 - b. Board should refer the CUP application to the Strafford Conservation Commission for review, per Article 1.4.4.6.
 - c. Board should continue the subdivision application to a date and time certain to allow time for the Conservation Commission to review the CUP application.
2. The applicant notes that NH DES wetland crossing permit. The board may wish to include this as a condition of approval.
3. Board should clarify if the 4k septic area is at least 100' from very poorly drained soils, per Article 1.4.4.3.B (table).
4. Board should note to the applicant that Article 2.6.1.D.2 states the Board reserves the right to require the restoration of an impacted wetland as a condition of approval.
5. Applicant should indicate on final plans that no building shall be constructed no less than 50' from any wetland, per Article 2.6.7.

CONDITIONS OF APPROVAL

- | | |
|---|---|
| <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 checked="" type="checkbox"/> Wetlands – Dredge and Fill, |

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- Bond estimate
- Condo Documents
- As-built plans for both site plans
- Additional items to be determined as part of the plan review hearing (See notes above)
- Changes to Plat as detailed in minutes and this report (List):
 - See above
- Others (List):
- Alteration of Terrain
- Shoreland Protection