

Public Notice  
Town of Strafford

Notice is hereby given in accordance with NH RSA 675:6 and 675:7 that the Planning Board of the Town of Strafford will hold a public hearing on Thursday, November 7, 2024 at 6:30 PM at the Strafford Town Hall to present and discuss proposed amendments to the Strafford Subdivision Regulations to update regulations to include the following proposals:

1) To update Section 2.3.9 of the Strafford Subdivision Regulations by adding the indicated language:

**2.3.9 Subdivision.** The division of a tract or parcel of land into two or more lots, ~~or other divisions of land~~, for the purpose, whether immediate or future, of sale, rent, lease, ~~condominium conveyance~~ or building development. ~~If any land submitted for subdivision has been part of any previous subdivision approved, constructed, or created by conveyance, since January 1, 1979 (based on records at the Strafford County Registry of Deeds), any such previous subdivision will be treated as part of the new proposal for purposes of analyzing its effect and applying all subdivision review criteria. Such cumulative review shall consider, among other matters, to what extent the sequential applications, taken together, may present a level of development that is scattered or premature within the meaning of RSA 674:36, II(a). When appropriate to the context of these regulations, the word "subdivision" shall relate either to the process of subdividing or to the land or area subdivided.~~

1. **Major Subdivision** - The subdivision of a lot of record into four (4) or more lots; or the subdivision of a lot of record into two (2) or more lots that includes the creation of a new street.
2. **Minor Subdivision** – The subdivision of a lot of record into no more than three (3) lots which do not require the creation of new streets.

2) To update Strafford Subdivision Regulations Section 2.5.5 by clarifying the process for approval for minor and major subdivisions as follows:

2.5.5 Approval.

Any application accepted by the Board for consideration ~~for a minor subdivision that contains three or less lots for building development purposes;~~ or that involves minor lot line adjustments; or boundary changes which do not create buildable lots; or proposals which do not involve creation of lots for building development purposes, may be approved at the same meeting, providing that the plat contains all the information required by Section 2.7 and Section 2.8 and that a site review is not deemed necessary by the Board. Conditional approval may be given if the plat contains only minor deficiencies and the Chairman or Secretary is authorized to sign the plat, once these deficiencies are corrected. All other applications require acceptance at one meeting and a public hearing at another meeting, prior to approval....The applicant may waive the requirement for Board action, within the time periods specified above, and consent to such extension as may be mutually agreeable.