

Planning Board Meeting Minutes

Location: Strafford Town Hall Conference Room

Date & Time: May 1, 2025 6:30PM

Members Present:

Phil Auger – Chairman
Charlie Moreno – Vice Chairman
Terry Hyland
Don Clifford

Alternate Members Present:

Donald Coker

Others Present:

Robert Fletcher, Minutes Recorder

The Chairman, Phil Auger, called the meeting to order at 6:30PM and recognized Board members Terry Hyland, Don Clifford, and Donald Coker as present. He also recognized as present Robert Fletcher.

The Chairman noted that there was no New Business or Continuing Business before the Board for this meeting. However, the Board needed to address and discuss numerous items. In the absence of Charlie Moreno, he appointed Donald Coker as a voting Board member.

Other Business

Election of Board Officers. The Chairman recommended tabling the election until a meeting with more voting members present, and the Board concurred.

Class VI Road Policy. A draft of the policy had been discussed and modified at prior Planning Board meetings, and the Board concluded that the policy, with the exception of possible comments by Charlie Moreno and Owen Corcoran, should be forwarded to the Select Board. Don Clifford made a motion to forward the draft Policy to the Select Board, which was seconded by Donald Coker and voted upon verbally in the affirmative by all voting Board members. The motion passed.

Joint Board Meeting. The Select Board, Planning Board, and Zoning Board of Adjustment attempt to have a quarterly joint meeting. However, this has not taken place for some time. The Chairman proposed suggesting a time frame to the Select Board to schedule the joint meeting. The Board concluded that May 27th, 28th, and 29th would be the earliest time frame for a meeting.

Charlie Moreno arrived and assumed duties as a voting Board member, and Donald Coker returned to alternate Board member status. The Chairman noted that the Board voted to forward the draft Class VI Road Policy to the Select Board. Mr. Moreno indicated that the draft Policy had a couple of things that were vague or ambiguous, but he supported forwarding the draft Policy.

Capital Improvements Program. The last program was presented to the Town in 2013. The Chairman asked the Board members to think about improvements that should be included in a program update

and be prepared to discuss them at the next meeting. Terry Hyland noted that any improvements should be aligned with Master Plan goals and that it will be important to let people know that the Select Board is responsible for the program, not the Planning Board.

State Zoning Regulation Update. Proposed state regulatory changes may affect Town zoning. The Chairman noted that SB84, as proposed, requires a minimum lot size that cannot be increased by local ordinance. This should not affect the majority of Strafford however, minimum lot size of five acres above 800 feet in elevation may no longer be enforceable. The state is also reexamining the requirements for accessory dwelling units. The Chairman will ask Owen Corcoran to outline the changes in bullet format for the Board, and he will forward the link to the NH Senate bill to the Board members.

Rules of Procedure. This has been an item of discussion in the past. The Chairman noted that the NH Planning Board Handbook has "Suggested Rules of Procedure". He will send the link to the Board members.

The Board reviewed the minutes of the April 3, 2025 Planning Board Meeting. Charlie Moreno corrected a reference to which Board member asked a question regarding the eight lot subdivision on Whig Hill Road and made a motion to accept the minutes as amended, which was seconded by Don Clifford and voted upon verbally in the affirmative by all voting Board members present who attended the April 3rd Planning Board Meeting.

There being no further business before the Board, Don Clifford made a motion to adjourn the meeting, which was seconded by Charlie Moreno. The Board voted unanimously in favor, and the meeting adjourned at 7:17PM.