

DRAFT

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Planning Board Meeting Minutes

Site Visit, Whitcher Subdivision

Strafford, NH

Location: Whig Hill Rd, Strafford, NH

Date & Time: July 22, 2025 4:30PM

Members Present:

Phil Auger – Chairman

Charlie Moreno – Vice Chairman

Alternate Members Present:

Donald Coker

Others Present:

Christopher Berry, Berry Surveying; Strafford Conservation Commission members Scott Young, Randall Jacunski, Susan Barnes, Michael Ferber, Mimi Jost, Deborah Liskow; Several neighbors.

The Chair, Phil Auger, called the meeting to order at approximately 4:35 and asked Mr. Berry to begin the presentation. After a very short introduction the group walked into the property on the existing access road which will be named Caverno Road. Retention of the existing slope of the new roadway was discussed versus the amount of site modifications necessary to reduce the grade to meet the state and town road specifications. The next stop was at a location along the roadway downslope of which a constructed wetland system of some type would be constructed to deal with all runoff from the new construction. Questions were asked about this and the road possibly being shifted to avoid being in the wetland buffer. The shift would cause extensive site work, eliminate a stone wall, and place the road closer to the cellar hole and other historic features. Continuing, the group examined driveway entrances and general house locations until coming to the proposed hammerhead location at the end of the roadway. Here there were questions about guaranteed public access to the remaining land, the possibility of a deed restriction or conservation easement. Mr. Berry explained that the property would remain in the Whitcher ownership, that he would not guarantee public access and the landowners present were not interested in restricting his ability to use the remaining acreage.

We then doubled back and stopped to view an old dug well, the cellar holes, and barn foundations. At the entrance to Caverno Road site distances and the likely width of the entrance after construction were discussed. The entrance location appears to have good site distance in each direction. It was explained that the entrance width will need to be widened but retaining the current slope will help minimize impacts here. The group then proceeded northwest along the property frontage on Whig Hill Road toward Aspen Drive. Vernal pools were noted along the roadway by the conservation commission and neighbors. The last stop was along Aspen Drive where a single driveway would be constructed into a new building lot. The driveway will need to swerve to the east and go up slope to avoid impacting one of the wetlands that was noted as we walked along Whig Hill Road.

The formal meeting concluded here and was adjourned at approximately 5:15PM.