

DRAFT – NO LEGAL VALUE

Planning Board Site Walk Minutes

Location: 157 Old Ridge Road, Strafford, NH (PB Case 26-006)

Date & Time: August 17, 2026, 6:00PM

Members Present:

Phil Auger – Chair
Charlie Moreno – Vice-Chair
Don Clifford

Alternate Members Present:

Sue Higgins

Others Present:

Mike Kelly and Justine Kelly, MJ Properties (owner)
Raymond Bisson, Stonewall Surveying
John McGoldrick, abutter (191 Old Ridge Road)
Lisa Wise, Strafford Regional Planning Commission (SPRC), Regional Planner

The Chair, Phil Auger, called the meeting to order at approximately 6:05PM and recognized Board members Charlie Moreno, Don Clifford, and Sue Higgins as present. He also recognized as present Lisa Wise from SRPC, Mike and Justine Kelly from MJ Properties (owner), Raymond Bisson from Stonewall Surveying, and abutter John McGoldrick. Mr. Auger asked Mr. Bisson to begin the presentation.

The group walked into the property, entering on the southern side, where the proposed frontage for the reconfigured Lot 11 would be. Mr. Bisson pointed out the flags for the wetland and a survey control point. The group walked northeast toward the existing house on Lot 12 and discussed the location of ledge and steep slopes. Mr. Bisson said the proposed property line would be just before you get to the ledge and steep slopes. Mr. Clifford noted that sometimes you don't know where ledge is going to be found and asked about the height of the crawlspace in the existing home. Ms. Kelly replied that it's a shorter crawlspace, maybe 5'.

Mr. Moreno said it's important to know where the proposed boundary line is because there is ledge in the area and noted the boundary lines are not marked. Mr. Bisson said the ledge overlaps with the steep slope areas. Ms. Kelly asked what the ledge affects. Mr. Bisson said the ledge, steep slopes, and wetlands can't be counted as usable land. The group discussed the municipal regulations around steep slopes and ledge. Ms. Wise noted the requirement for each parcel is two acres of buildable land, and 60% of the buildable land must be contiguous.

The group continued walking past the house and toward the existing cottage and outhouse structures on the northeastern side of Lot 12. Mr. Bisson pointed out the proposed location of the 4K area (for the septic leach field), which would have to be filled due to the test pit results. The board noted the wetland areas delineated in that area as well. Mr. Bisson pointed out another survey control point and noted that

Berry Surveying helped with the survey due to the size of the project. Mr. Bisson pointed out the locations of the building and septic setbacks on the plan. Mr. McGoldrick asked about the grading from the 4k area that appears on the plan. Mr. Bisson said the 4k area itself has to be outside the setback, but the grading could occur within the setback. Ms. Higgins asked about the survey markers on the other side of Old Ridge Road. Mr. Bisson said those were control points for the survey.

Mr. Auger asked if there is anything else Mr. Bisson wanted to add, or any questions for the Board. Mr. McGoldrick asked about the ledge by the road, which doesn't appear on the plan. Mr. Bisson said he does have it and it was included in the calculations, but it may not appear on the plans due to how the border was applied to the plan. He said he will add it to the updated plans. There were no further questions.

Mr. Auger thanked the owners for allowing the Board to do the site walk and noted any further discussion would take place at a regular meeting. Sue Higgins made a motion to adjourn the meeting which was seconded by Charlie Moreno. The Board voted unanimously in favor, and the meeting adjourned at 6:30pm.

Minutes prepared by Lisa Wise