TOWN OF STRAFFORD

INCORPORATED 1820

Planning and Zoning Office
Tel: 603-664-2192 Ext 105

Post Office Box 23
Center Strafford, NH 03815

Planning Board
Thursday, November 5, 2026, at 6:30pm
12 Mountain View Road, Strafford, NH

AGENDA

Please be advised of a regular meeting of the Planning Board of the Town of Strafford to be held on Thursday, November 5, 2026, at 6:30 PM at the Strafford Town Hall. Informal discussions are scheduled after all formal applications have been reviewed.

1. **General Public Comment**
   Members of the public are invited to provide comments during the designated general public comment period. Public comments concerning an application on this agenda can be made during that application hearing's public comment period.

2. **Continuing Business**
   PB Case 26-010 Minor Subdivision (3 lots or fewer): New Style Homes, Inc, Strafford Road (NH Route 202A), 2-lot subdivision (Tax Map 16, Lot 19, as reconfigured by the lot line adjustment approved at the October 1, 2026 meeting (PB Case 26-009))
   Note: The Planning Board is holding a site walk at 3:30pm on November 5th.

3. **New Business**
   Voluntary Merger in accordance with NH RSA 674:39-a. Nathan and Tiffany Fuller, 137 Brown's Pasture Road, Merging Tax Map 33, Lots 69, 70 and 74 into one lot to be known as Tax Map 33, Lot 74

4. **Preliminary Conceptual Consultations/Informal Discussions**
   **Consultations may be scheduled up to two days in advance of the meeting.*

   Mike Erricolo, MPE Holdings, LLC, regarding possible subdivision of Tax Map 19, Lot 48-2 on Second Crown Point Road

   Jay Schaefer, New Library Building Committee Project Manager, regarding process and requirements for possible future library projects.

5. **Continued Discussion of Zoning Ordinance Amendments and Revision of Regulation Book**
   - Statutorily mandated amendments:
     - Childcare facilities
     - Floodplain management
     - Dead-end streets
   - Other items

6. **Board Discussion**
   - Discuss other business not anticipated by the board.

7. **Meeting Minutes & Board Updates**
   Approval of Minutes: October 1, 2026, regular meeting, and October 22, 2026, work session

   The December Planning Board meeting will be held on Thursday, December 3, 2026. The closing date for new applications to appear on the agenda for the regular December meeting will be 5:00 PM, Thursday, November 12, 2026. Revised applications for projects already under review must be submitted by Tuesday, November 24th for the December meeting.