DRAFT – No Legal Value

Planning Board Meeting Minutes Nov 5, 2026

Dates & Time: November 5, 2026 6:30PM

Attendance:

Donald Coker **ALT**

Don Clifford

Terry Hyland

Sue Higgins **ALT**

Susan Arnold **ALT**

Phil Auger **CHAIR**

Charlie Moreno **VICE CHAIR**

Steve Leighton **Selectman**

Lisa Wise **Strafford Regional Planning Commission**

Todd Crabtree **Recorder**

Meeting called to order by Phil Auger **CHAIR at 6:30 PM**

1. **General Public Comments:** None

2. **Continuing Business:**

PB Case 26-010 Minor Subdivision (3 lots or fewer) New Style Homes Inc, Strafford 202A

New Style homes will not be present this evening as they requested to postpone their presentation until the December 2026 meeting. Charlie Moreno made a motion to continue consideration of PB Case 26-010 Minor Subdivision to the December 3, 2026, meeting. Don Clifford seconded the motion and the motion passed with all members voting in the affirmative. Lisa Wise pointed out that the 65-day window for consideration of the application ends December 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
Phil Auger recused himself as he is an abutter. He asked Vice Chair Charlie Moreno to serve in the Chair role and Alternate Susan Higgins to serve as a voting member.
Charlie Moreno led the discussion. Nathan Fuller was present and described the proposed lot merger. They own Tax Map 33, Lots 69, 70, and 74, which when combined will total 1.23 acres.
Don Clifford asked about the status of any lien or mortgage on the property. The applicant included in their application materials a letter dated 8/25/2026 from lienholder Merrimack County Savings Bank,

stating that they have reviewed the title search on Tax Map 33 Lots 69,70, and 74. They determined that merging these lots will not negatively impact the current lien and granted consent to the lot merger. Don Clifford made a motion to accept the voluntary merger on Brown's Pasture Road, Merging Tax Map 33, Lots 69, 70 and 74 into one tax map to be known as Tax Map 33, Lot 74. Susan Arnold seconded the motion.

Before the vote from the board, Phil Auger asked to make a comment as an abutter. He noted that Lot 70 has been already merged and there is a minor error in the survey. He asked the applicant what their plans are with the existing foundation and structures on the site. The Applicant Nathan Fuller stated that the old foundation will be removed. Plans have been submitted to the building inspector for the new house. The existing foundation will be used and will be added on from there adhering to setbacks.

The Board accepted the motion with all voting members voting in the affirmative. Phil Auger rejoined the board as Chair after the vote was completed.

4. Preliminary Conceptual Consultations/Informal Discussions *Mike Erricolo, MPE Holdings, LLC, regarding possible subdivision of Tax Map 19, Lot 48-2 on Second Crown Point Road*

Mike Erricolo and Jake Erricolo were in attendance for a conceptual consultation with the Planning Board. Mike Erricolo stated that they acquired a lot of land on 2nd Crown Point Road. They initially sought a variance from frontage requirements to subdivide the lot into two parcels, with a shared driveway. This was denied by the Zoning Board. The lot has 263 feet of frontage and 12 acres of land. His new concept is to put in a private road to create sufficient frontage for both lots. Steve Leighton stated that in order to use a private road for frontage, it will have to build to certain specifications. The Erricolos and the Board reviewed a paper map and discussed ideas. Cautions were passed to the applicant that this would have to be a real heavy duty road and not a driveway. It can also be quite costly, $400 per foot or more. Mr. Erricolo asked about the contiguous area provision and whether wetlands can be on the two-acre lots. Mr. Auger pointed out that wetland delineation would be needed for a subdivision application and explained the requirements for two acres of buildable land. The Erricolos thanked the board for their time and left the meeting.

Jay Schaefer, New Library Building Committee Project Manager, asked for an informal conversation regarding process and requirements for expansion or a possible future library at a different location.

Mr. Schaefer said the current library property is 125ft deep. If they were to stick with residential requirements or setbacks it limits the size of the building and would require a second story. He mentioned the provision of RSA 675:54 which might allow the library (a municipal building) to be exempt from town requirements. In good faith, they would like to try to meet town regulations as much as possible. Mr. Schaefer asked about setback requirements for parking. He asked would it be possible with approval from the abutting property owner to cut into the embankment and create additional parking. He also mentioned consideration of the property across Mtn. View Dr. . He went to the board of selectmen last month as there were conversations of how the entire 130 acres was planned for development . They want detailed plans that the planning board would accept for the 3-acre portion of the parcel. He asked what the planning board needs for that 3-acre parcel to be considered? Phil Auger stated that it would be a subdivision (from the 130 acres) and would go through a subdivision process, involving wetlands mapping, steep slopes, and ledge. Those things would need to be taken into consideration as there will be a need for septic, well and possible wetland setbacks. Mr. Schaefer and the Board looked at a paper map of the parcel and discussed the possible need for emergency access. Mr. Auger said it might be a fire and safety requirement as this will be a

building with a frequent amount of people in it and the Fire Department might require a second way out. Mr. Auger also noted that dead end street laws are about to change. Mr. Moreno asked questions about the cul-de-sac. He looked into extending the road and was told it would be approximately $1000 a foot. Referencing the paper map, Mr. Auger noted that the current road is not in good condition, and the planning board might require the entire road be improved. The road-related costs could be 500K to 750K. Mr. Leighton asked if the library would consider moving from the ridge. Mr. Schaefer said yes, they are considering that.

Mr. Moreno stated that just getting into the door for that parcel could cost $1 million. He said the town owns 375 acres that is currently not being used. 300 acres of the parcel are under a conservation easement. The remaining 75 acres was identified as a possible location for a future school and other facilities for the town. The l ocation is at 202A and Johnson Borough Rd. One benefit is that it has sufficient frontage on a state road. Both the town and the school board would need to vote on moving this forward. The parcel should be large enough for a future school location, athletic fields, and a library.

Mr. Schaefer thanked the board for their time.

5. Continued Discussion of Zoning Ordinance Amendments and Revision of Regulation Book
Lisa Wise provided an update on the progress with zoning book amendments since the 10/22 work session. Key updates included the following:

- Natalie Gemma from SRPC incorporated the Board's preferences regarding the definitions approach and Child Care Centers limitations; revised language to emphasize the need to comply with local requirements including health and safety codes; and shared resources related to the State's requirements for childcare program licensing.
- Lisa shared clarification on confusing language from FEMA about the threshold for when Base Flood Elevation is required.
- Lisa is looking more into SB 564 (RSA 674:21-b) which prohibits municipalities from limiting the maximum length and number of lots on dead-end streets, as long as state fire code and National Fire Protection Association standards are met. A resource from the NH Municipal Association on this legislation does provide some standards municipalities can consider incorporating. Lisa is also working on the component of SB 564 related to utilities in buffer areas. One place to look at is Section 1.4.4 Wetland Conservation Overlay District.

Phil Auger suggested creating graphics to help explain setbacks and other requirements. Lisa Wise walked through the timeline for amendments to Chapter 1 Zoning Ordinance, which need to go to the March town meeting. The Planning Board agreed that the legal review can begin now with the pieces that are ready, so that we can have a nearly final draft for the December meeting and schedule public hearings in January. Uupdates to other chapters that do not need to go to March town meeting can be scheduled at a regular olanning board/ public hearing and adopted through a majority vote of the members.

6. Board Discussion
None.

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

Don Clifford made a motion to accept the October 1st meeting minutes. seconded by Terry Hiland. The motion was approved. Charlie Moreno made motion to approve the October 22nd workshop meeting minutes. Phil Auger seconded the motion. The motion was approved.

Charlie Moreno made motion to adjourn the meeting. Steve Leighton seconded the motion. All voted in favor and the meeting was adjourned around 7:50PM