DRAFT – NO LEGAL VALUE

Planning Board Site Walk Minutes

Location: Tax Map 16, Lot 19 on Strafford Road (NH Route 202A), Strafford, NH (PB Case 26-010)

Date & Time: November 5, 2026, 3:30PM

Members Present: Phil Auger – Chair, Charlie Moreno – Vice-Chair, Don Clifford

Alternate Members Present: Susan Arnold, Donald Coker, Sue Higgins

Others Present: Dennis Allfrey, New Style Homes, Inc. (owner); Bob Stowell, Andy Stowell, and Stephen Roche, Tritech Engineering; Dan Howard, Building Inspector; Liz Evans, Conservation Commission alternate; Susan Barnes, Conservation Commission member; Lisa Wise, Strafford Regional Planning Commission (SPRC), Regional Planner

Notes

The Chair, Phil Auger, called the meeting to order at approximately 3:30PM and recognized Board members Charlie Moreno, Don Clifford, and Sue Higgins, as well as alternates Sue Higgins, Donald Coker, and Susan Arnold, as present. He also recognized as present Lisa Wise from SRPC, Dennis Allfrey (New Style Homes, owner), and Bob Stowell, Andy Stowell, and Stephen Roche from Tritech Engineering. Mr. Auger asked Mr. Stowell to begin the presentation and address the comments in the report from wetland scientist Marc Jacobs.

The group walked into the property, beginning at the site of the newly constructed home. The applicant pointed out flags indicating wetlands on the abutting lot (Map 16, Lot 17) and demonstrating that the building does meet setback distances. The group walked behind the new home along the rear boundary line, which abuts a parcel owned by the Town. The applicant pointed out the septic area and flags indicating wetlands and setbacks.

The group then walked along the narrow strip between the road and wetland area toward the proposed new Lot 19-1. The applicant pointed out the location of the proposed boundary line and flags indicating the proposed building and driveway locations. The area noted by Mr. Jacobs' report as being a potential vernal pool was observed, and the group discussed the implications for setbacks. Vernal pools have a 75' buffer for buildings and 100' buffer for septic systems leachfields. Poorly drained soils have a 50' buffer for buildings and 75' buffer for septic system leachfields, and very poorly drained soils have a 50' buffer for buildings and 100' buffer for septic system leachfields. The owner noted that they are having consultants evaluate this wetland area. Vernal pools are best evaluated in the spring . The owner noted that if it is determined to be a vernal pool, they may have to change the size and configuration of the home, as there is not space to shift the building.

Mr. Auger asked if there was anything else the applicant wanted to add, or any other questions from the Board. The applicant reiterated their desire to continue the application review to the December Planning Board and said they will update the plans for that meeting. The email notification from the applicant will suffice for the continuance, and the application will not be discussed at the November Planning Board meeting. Mr. Auger thanked the owner and consultants for allowing the Board to do the site walk and noted any further discussion would take place at the regular Planning Board meeting in December. The meeting adjourned at approximately 4:05PM.

Minutes prepared by Lisa Wise

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