

# STRATFORD PLANNING BOARD

2022-07-19 Business Meeting Minutes

MEMBERS PRESENT: Denis Corbeil, Chase Cavazos, Vicki DeLalla, Harry Juergens, Rachel O'Meara, Bruce Blodgett, Bob Eich, Secretary Clayton Macdonald

PUBLIC PRESENT: Steve LaFrance, Charles Goulet, Bill Noones. Richard Walther

MEETING CALLED TO ORDER: 18:30

1. Mr. Walther said the inspection of the still under construction Walther Way in the Walther subdivision (Map 232 Lot 27), approved 2021-02-23, was without prior notice and was conducted without his permission. He said no Town agent has a legal right to access his subdivision or to take any photographs. He said that the "subdivision is not approved" and that until it is no one has a right to access his property. He said that he valued his privacy very highly, that he wanted his privacy respected, and that he was not seeking any conflict with the Town or anyone in it. Harry apologized for disturbing his privacy and said his intent was to only to ensure all was going well.
2. Steve filed an application for the subdivision of Map 232 Lot 031, owned by The Campground at Trailside Lodge LLC. He explained some of the details shown on the preliminary maps. Indicated a preference for holding the public hearing in August to advance the approval process. Discussion followed of the shown wetlands and required alteration of terrain, any required permits, the timing of submitting permits to the Board, possible need to require a bond or other security, road associations, and other issues. Rachel noted that this was the largest recent subdivision placed before the Board and called for the Board to perform its due diligence. Denis moved that the Board demand a road building cost estimate. Rachel seconded, passed 5/0.
3. Discussed sequence and timing in subdivision procedures.
4. Harry reported driveway activity.
5. Rachel updated the Board concerning the Site Plan Regulation committee's progress and said that an initial draft was sent to Kaela Tavares of NCC for any comment or input she might have to offer. Kaela is scheduled to attend the August 9 committee meeting.
6. Reviewed minutes of 22-06-21. Approved, as amended, Rachel/Chase 5/0.
7. Rachel asked about the proposed land use ordinance amendment. Clayton said he was waiting for feedback from the Board.
8. Harry presented planning maps of the Town produced by William Dickerson Associates. They are on linen and appear to be from the 1960s.
9. Bruce proposed changing the Board procedures to require notifying subdividers when an inspection of a subdivision will occur. Discussion of procedures and regulations followed.
10. Meeting adjourned, Chase/Vicki 5/0 @ 20:13
11. NEXT MEETING: 2022-08 16 @ 18:30.