

STRATFORD PLANNING BOARD

Meeting Agenda 2023-07-18

1. Big Rock – Marbina Woods lot line adjustment
 2. Atlantic Tower Site Plan Review
 3. Excavation Permits
 4. Master Plan Review
 5. Minutes
 6. Other Business
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Project List

CIP

Excavations (RSA 155)

Review List:

Master plan

Subdivision regulations

Procedures

To reach the State's planning website: <https://www.nheconomy.com/office-of-planning-and-development>

Under the menu item "What We Offer" see: Planning and Zoning Training; and Planning and Zoning Publications.

Stratford Planning Board

2023-07-18 Business Meeting Minutes

MEMBERS PRESENT: Bill Noons; Natalie Keller, Bruce Blodgett; Harry Juergens; Ron Scott; Clayton Macdonald, secretary.

PUBLIC PRESENT: Steve LaFrance, Nathan Nugent, Heidi Mason, Jenny Caron

MEETING CALLED TO ORDER: 18:33

1. Steve, presented final Lot Line Adjustment maps for Lot 230-001 and Lot 227-025. By RSA .676:4, I(b), an application must be filed 21+ days before the Board can accept it, so the June application submission is void. Clayton noted that an abutter with a water rights conservation easement on Lot 230-001 had not been notified, but the abutter had signed a notice waiver. Non-notification was because the deed for 230-001 failed to include the easement, which was alleged to be accepted by the owner.
Moved to accept the application as complete, Ron/Bill 5/0.
Moved to approve the application with the stipulation that the new deed for Lot 230-001 include the water rights conservation easement, Bruce/Bill 5/0
2. Clayton said a cell tower proposal for Map 238 Lot 003 had been filed, thus requiring a Sight Plan Review process. The applicant asked for a minor site plan review. Due to location and the proposed earth work, minor site plan review was accepted, Harry/Natalie 5/0
3. Jenny gave each Board Member a Town employment packet and explained why they needed to complete the paperwork.
4. Harry presented his final draft of the excavation permit. After discussion and a minor change it was accepted as amended, Bill/Harry 5/0.
Further discussion about topsoil excavations and the advisability of bonding.
5. Discussed the Master Plan and Subdivision Regulation reviews. All noted that more time was needed to consider both documents.
6. Approved minutes, Bill/Harry 5/0.
7. Discussed the driveway for Lot 232-028, between Percy Road and Walther Way. On-going concerns about sight distance and Town liability implications. Discussed handling site visits.
8. Discussed deed research requirements and ways to protect property owners having un- or poorly documented easements.
9. Adjourned 20:18

NEXT MEETING: 2023-08-15 @ 18:30.