

# STRATFORD PLANNING BOARD

Meeting Agenda 2023-08-15

1. Atlantic Tower Site Plan Review application
  2. Atlantic Tower Site Plan Public Hearing
  3. Master Plan draft edits review
  4. Minutes
  5. Member sign-off sheets for Town Office
  6. Other Business
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## **Project List**

CIP

Land Use Ordinance Development

## **Review List:**

Master plan

Subdivision regulations

Procedures

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# Stratford Planning Board

## 2023-08-15 Business Meeting Minutes

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

PUBLIC PRESENT: Stephen Kelleher, Lynette Emerson, Owners of Woods Subd members, Michael Brauer.

MEETING CALLED TO ORDER: 18:32

1. Clayton said that the initial business was to determine if the Atlantic Towers LLC minor site plan review application for Map 238 Lot 003 was complete, noted that there was public contention, and suggested the Board take testimony.
2. Lynette presented the Board a letter challenging the legality of the hearing, and a list of abutters she said must receive notification prior to a hearing. Clayton stated that the applicant's submitted abutter list did not include all the entities on Lynette's list and that some of them were likely required to receive notice. In consideration that a failure to properly notify all abutters had occurred, the application was not accepted as complete, Bill/Bruce 4/0.
3. Public hearing for the site plan review was canceled until 23-09-19, after a complete abutter list could be determined and appended to the application, Bill/Natalie 4/0
4. The floor was opened to an informal discussion of the proposed Atlantic Towers project. Steve Kelleher presented project packets to the Board and the public and fielded questions. Public expressed concerns about visual impacts, health consequences, safety, business purpose, benefit, if any, to town, general impacts, and applicant's capacity to meet all regulations. Clayton noted that the Board's authority extends only to whether the application met the site plan review requirements. He also recommended that the public carefully read NH RSA 12-K and Federal Communications Act Section 332(c) (7). Public noted pending NH legislature action that might change siting requirements in the future.
5. Postponed addressing the Master Plan and Subdivision review until next meeting due to lateness of the hour Bill/Natalie 4/0.
6. Approved Minutes of 23-07-18 Bill/Bruce 4/0.
7. Clayton called for the employee sign-off sheets for the Town Office as distributed by Jen Caron at the last meeting.
8. Adjourned 20:38

NEXT MEETING: 2023-09-19 @ 18:30.