

STRATFORD PLANNING BOARD

Meeting Agenda 2023-10-17

1. Atlantic Tower Site Plan Review application
 2. Town of Stratford Lot Merger application
 3. Master Plan draft edits review
 4. Subdivision draft edits review
 5. Minutes
 6. Other Business
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Project List

CIP

Land Use Ordinance Development

Review List:

Master plan

Subdivision regulations

Procedures

Stratford Planning Board
2023-10-17 Business Meeting Minutes

MEMBERS PRESENT: Bill Noons; Bruce Blodgett; Ron Scott; Charles Goulet (as alternate ex officio member), Clayton Macdonald, secretary.

PUBLIC PRESENT: Michael Brauer, Woods Subdivision property owners, general public.

MEETING CALLED TO ORDER: 18:33

1. Bill opened the floor to comment from the general public. Comment was closely the same as during the public hearing: impact on property values and taxes; impact on Birch Drive and its maintenance; fall zone and tower foundation adequacy; electromagnetic radiation; noise; visual impact; legitimacy of the applicant company; motivations of the applicant company; appropriateness of the location; appropriateness of the service need assessment; too little benefit to too few residents of the Town; assertion that the applicant could be required to pay the legal fees for the Town's attorney to review the application. A reference to a law requiring the consideration of alternative sites was made without specifics. Reference to RSA 12-k:4 allowing the levying of reasonable fees on a wireless service seeking approval to deploy services and to RSA 676:4, I(g) allowing fees for reasonable admin and special investigative fees was made. Legal implications in case of application denial were discussed, including the possibility that a denial for frivolous reasons could make the Town liable for the applicant's legal fees. The Board called for submission of any specifics that the public had that related to the site plan application. Pending further information, the Board tabled a decision Bruce/Ron 4/0.
2. Discussed the Town of Stratford Lot Merger application to merge all of the former Back Street lots into a single deed. Approved, Bill/Bruce 4/0.
3. Discussed Master Plan amendment and the potential for preparing a land use ordinance amendment for placing on the next Town Meeting warrant. The shortness of time was noted and a call to do the necessary research before the next meeting was made.
4. Approved Minutes of 23-09-19, Bill/Bruce, 4/0.
5. Adjourned 20:40

NEXT MEETING: 2023-11-21 @ 18:30.