

STRATFORD PLANNING BOARD

Meeting Agenda 2023-11-21

1. Atlantic Tower Site Plan Review application
 2. Lodestar Energy Site Plan preliminary consultation
 3. Master Plan draft edits review
 4. Minutes
 5. Other Business
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Project List

CIP

Land Use Ordinance Development

Review List:

Master plan

Subdivision regulations

Procedures

Stratford Planning Board
2023-11-21 Business Meeting Minutes

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

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

MEETING CALLED TO ORDER: 18:33

1. Bill opened the meeting to a general discussion, including the public, about the Atlantic Towers site plan review application. Discussed written materials previously submitted by the public as well as input received during the public hearing. Reviewed procedures and consequences following any decision the Board makes, especially concerning what happens upon the denial of an application. Motion to disapprove the site plan application, Bruce/Ron 4/0. Motion to approve Bill signing the notice of disapproval on behalf of the Board, Bruce/Ron 4/0.
Grounds for disapproval:
 - a. Section 2.01, A of the Site Plan Regulations – Placement of a cell tower at the proposed location creates an imbalance of land owner rights on abutting lots, and exposes the public to undue hazards, disturbances, nuisances, and diminution of property values.
 - b. Section 2.01, B of the Site Plan Regulations – Placement of a cell tower at the proposed location, creates an unfavorable public welfare interaction between the site and neighboring lots and easements.
2. Discussed Master Plan review and update. Clayton noted that the RSA have changed since the last review and that updating would now require a substantial amount of additional work to satisfy them. Suggested turning the Board's immediate attention to the subdivision regulations and the site plan regulations, in view of the Board's past and current experience.
3. Discussed the Walther subdivision. Bill noted that the road building work had been completed and called for the Board to certify the subdivision's compliance. Steve LaFrance is to be asked to check for compliance and, if he signs off, a letter will be prepared stating the Board's finding that the conditions of approval have been satisfied. Motion to approve Bill signing such letter on behalf of the Board, Bruce/Bill 4/0.
4. Approved Minutes of 23-10-17, Bruce/Natalie, 4/0.
5. Adjourned 20:17

NEXT MEETING: 2023-12-19 @ 18:30.