

# STRATFORD PLANNING BOARD

Meeting Agenda 2024-02-20

1. Atlantic Towers
  2. Pitas subdivision.
  3. AT legal fees. Walther Subdivision certification of completion (Steve Lafrance?).
  4. Subdivision Regulations
  5. Land Use Ordinance
  6. Minutes
  7. 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**  
**2024-02-20 Business Meeting Minutes**

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

PUBLIC PRESENT: Mario Audit

MEETING CALLED TO ORDER: 18:39

1. Discussed the proposed relocation of the Atlantic Towers cell tower site. Reviewed the current legal situation, impact on the neighborhood including on the most affected abutter, and on scenic values. Voted in favor of the Atlantic Towers proposed 'Plan B' location, Bruce/Ron, 4/0. (Note: Bill was not yet present.)
2. Discussed the sale of part of Map 219 Lot 16 and the question of whether such sale required prior Board subdivision approval. Reviewed the particular circumstances that could have resulted in what has been historically treated as a single lot having become 2 lots. Noted the frequent confusion between highway rights of way and ownership of the underlying land. Investigation into the matter is on-going.
3. Discussed subdivision regulation amendment process. Noted that it has been a number of years since the regulation were approved and the need for review in view of experience. Several approaches to the work were discussed; half-hour time slots being allowed during regular business meetings were chosen.
4. Discussed Land Use Ordinance amendments. Chose a work process matching the subdivision process to develop warrant proposal.
5. Approved the minutes of 24-01-31, Bruce/Bill, 5/0.
6. Adjourned 20:18, Bruce/Bill 5/0
7. NEXT MEETING: 2024-03-19 @ 18:30.