

STRATFORD PLANNING BOARD

Meeting Agenda 2024-04-16

1. Goulet Estates LLC subdivision application
 2. Dana Mason/Sweatt Farm trailer park preliminary discussion
 3. Election of Officers
 4. Subdivision subcommittee update
 5. Atlantic Towers plan mod approval letter
 6. Upcoming training
 7. Minutes
 8. Other Business
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Project List

CIP

Land Use Ordinance Development

Review List:

Master plan

Subdivision regulations

Site Plan regulations

Procedures

Stratford Planning Board

2024-04-16 Business Meeting Minutes

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

PUBLIC PRESENT: Steve LaFrance, Marcel Goulet, Nicholas Goulet; Dana Mason

MEETING CALLED TO ORDER: 18:32

1. Steve presented the Goulet's proposed subdivision plans for Map 213 Lot 50. Issues noted were the proposed hammerhead termination of the cul-de-sac subdivision road; the need for a homeowners association for maintenance of the road; the requirement for the RSA 674:41 & RSA 231:93 notification on the map; the existence of some wetland areas; the railroad and utility easements; the purpose of the included lot line adjustment; and the apparent completeness of the application, pending further study. Clayton explained that it would be possible to hold the public hearing at the Board's next business meeting should the application be found to be complete.
2. Preliminary development discussion with Dana Mason, who was representing a mobile home park owner considering a park at Map 205 Lot 10. He described the general area in question, about 9 acres adjacent to Rte 3, but gave no specifics about the proposed number of units or other aspects of the proposal. He was told that the Town does not now prohibit mobile home parks, but there is no enthusiasm for them and the Board and Town would be very skeptical about a new one; that the park would be subject to site plan review; that the Board would expect to see the terms of the lot leases as part of the site plan review; and that NH DES would also have to be satisfied in terms of water supply and wastewater disposal.
3. Board officer election: Ron nominated Mario for chair, Bill seconded. Discussion of whether an alternate can serve as a board officer. Clayton said that he knew of no prohibition against it. Michael suggested that NHMA be consulted as to its permissibility; Clayton said he would do so. Pending NHMA's response, Mario approved to be Chair 5/0. Bill to be Vice-Chair, Ron/Harry 5/0.
4. Clayton said Bruce's term of office expired at Town Meeting [N.B.: in error, his term expires in 2025]. Bruce said he has been experiencing health problems and was not sure what he wanted to do. Suggestion made that he take an alternate seat and Michael take a member seat. Both indicated agreement and Clayton said they should attend the next Select Board meeting for appointment.
5. Natalie noted that she would not be able to regularly attend meetings, especially after early September. A change of seats with Mario was discussed, especially if alternates cannot serve as officers. Otherwise, Natalie to remain a member at least until September.
6. Mario presented the subdivision review subcommittee's progress report. Said not much needs

to be done. Harry said probably one more meeting before a draft will be submitted to the full Board.

7. Discussed private roads in subdivisions and the Town's authority to regulate their development.
8. Board voted to approve Bill signing the Atlantic Towers notice of final decision letter dated 24-02-22, Harry/Ron 5/0.
9. Minutes: Approved Ron/Harry 5/0.
10. Adjourned 20:14, Harry/Ron 5/0

NEXT MEETING: 2024-05-21 @ 18:30.