

Stratford Planning Board Business Meeting Minutes

2025-08-19

MEMBERS PRESENT: Bill Noons; Michael Brauer; Clayton Macdonald; Scott Dissler; Harry Juergens

PUBLIC PRESENT: Dan Voss; Steve LaFrance; Scott & Christina Pitas

MEETING CALLED TO ORDER: 18:33

1. Mr. Macdonald recused due to personal interest in the Kearsarge Energy site plan review application.
2. The Kearsarge Energy Site Plan Review application was accepted as complete, Juergens/Noons 4/0.
3. Business meeting was recessed for Kearsarge public hearing, Noons/Juergens 4/0 at 18:44.
4. Business meeting reconvened at 19:32.
5. Kearsarge Energy's Site Plan was approved under stipulations that a southwestern corner of the proposed development area be adjusted so the drawings show no proposed tree line encroaching onto Lot 208-012. Noons/Juergens 4/0.
6. Mr. Macdonald rejoined the proceedings.
7. Mr. LaFrance again presented the details of the Lot Line Adjustment proposal between Library Hall LLC and the Town. The Board approved the adjustment, Juergens/Macdonald 5/0.
8. Mr. Pitas presented his argument that his plans to operate an agricultural store come under the agricultural farm stand exemption in the Site Plan regulations. Mr. Macdonald acknowledged that the language of the regulations was open to interpretation. Mr. Bauer raised several questions concerning the wording and the allowable interpretations of it. Mr. Macdonald asked about signage and lighting and Mr. Pitas affirmed that the signage would be no different than what he has always been using and that the lighting would be no more than the minimal, warm lighting already in place. Mr. Macdonald asked if Mr. Pitas would accept a letter from the Board exempting him from Site Plan Review under the stipulations that the signage and lighting remain unchanged; he said yes. Exemption with stipulations approved Juergens/Noons 5/0.
9. Mr. Juergens gave the Board a driveways update.
10. Approved and signed a letter to Mr. Philips re: excavated area on Lot 232-031, Juergens/Macdonald 5/0
11. Postponed procedures revision until next meeting, Noons/Juergens 5/0.
12. Minutes for 2025-07-21 approved, Noons/Juergens, 5/0.
13. Adjourned, 20:51, Macdonald/Brauer, 5/0.