

Minutes of the Selectmen's Meeting June 5, 2018

Members Present: Lynn Sweet, Chairman, Bryant Scott, Scott Young
In attendance: Alan Williams

The Selectmen's Meeting was called to order at 5:40PM.

Bills and payroll were reviewed and signed. Correspondence was read.

Alan Williams of Clear Creek Builders was in attendance to discuss several matters. He and Board members reviewed the Notice of Decision from the Planning Board outlining the conditional approval of the proposed 9 lot subdivision. Part of the approval was related to the construction of turnarounds on lots with shared driveways. Also required as part of the approval were specifics about the driveway construction and the posting of a bond/financial guarantee for the same for a predetermined length of time. The complete Notice of Decision is included as an addendum to this document.

The Selectmen briefly discussed with Mr. Williams his proposed contract for the bonding of the shared driveways; the contract will be forwarded to the Town attorney for review and comment. The Board will make a decision on the dollar amount of the bond. A 3rd party inspection of the work will be required.

The Selectmen and Mr. Williams also discussed the merger of 2 lots on Dillion Drive and Browns Pasture. Mr. Williams will present the request in writing, citing deed references for the 2 lots.

Mr. Williams and the Board members discussed general operations of the Planning Board and some concerns he has. In particular was the issuance of a Notice of Decision following the Board's decision on proposed plans. The Selectmen have already addressed some of his concerns in a recent meeting with the chairmen of both the Planning Board and the Zoning Board of Appeal.

Regarding progress on the new shed at the Recycling Center, Ben Francum has met with a commercial electrician and the Selectmen are shopping for a well built, ready-made shed to house the electrical equipment.

The Selectmen's Office will contact NH Municipal Association to select a class for Planning Board and/or Zoning Board training and arrange for 4 possible dates for training.

New information has come to light concerning the possibility of Atlantic Broadband (formally, Metrocast) providing internet service to customers "over the mountain". The Selectmen's Office will invite a representative from Atlantic Broadband to attend the next meeting.

The Selectmen briefly discussed the staffing of the summer lifeguard positions at the beach. They signed notices of pay rate for the lifeguards and beach manager.

The auditors from Grzelak and Company will be at the Town Office on June 25th and 26th to conduct the annual audit. .

There being no further business it was moved and seconded to adjourn the meeting. The meeting was adjourned at 7:35PM

TOWN OF STRAFFORD

INCORPORATED 1820

Planning and Zoning Office
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Center Strafford, NH 03815

NOTICE OF DECISION

PLANNING BOARD

Owner(s) and/or Applicant: Clear Creek Properties, LLC

Purpose of Plan: Proposed 9 lot residential subdivision

Property Location: Strafford Road/NH Route 202A & Second Crown Point Road (Tax Map 16, Lot 30)

At the regular Planning Board meeting held on Thursday, May 3, 2018, the following resolution passed by a majority vote of the members of the Planning Board:

Resolved: To accept and approve the plan for 9-lot subdivision based on the four conditions noted: state subdivision approval; plan updates/corrections to include the turnarounds (Sheet 6, see below); build the drives or post bonding/financial guarantee for the shared driveways to include the turnarounds to be added to Sheet 6 of the plan set—the driveways should be built with a 15' travel bed plus shoulders with the normal underlayment and gravel per town road specifications (Figure One, Section 2.6.5 Strafford Subdivision Regulations); phasing as agreed in the motion approved by the Board; and monuments set to include blazing of trees along the long interior lot lines; and the phasing agreement as voted to keep the number of building permits available for this project to 5 per year (calculated from the date of approval) due to the impacts on the school.

Re: Plan Updates. It was agreed that the typical turnaround sketched out during the site walk should be added to the driveway sheet of the plan set as a condition of approval. A turnaround must be built on Lot 30-3 for the driveway which will serve Lots 30-2 and 30-3 and on Lot 30 for the driveway serving Lots 30 and 30-1. Because the shared driveways can be construed as dead-end roads, the turnarounds at the end are necessary. It was agreed that the turnarounds should be within 50' of the closest access door to the structures on Lots 30-1 and 30-2, creating a 30' by 15' L turnaround for the safety equipment.

The applicant should either build the shared driveways or meet with the Selectmen to determine the required financial guarantee and final plans should be brought to the office for signatures once all conditions have been met.

Elizabeth Evans
Planning & Zoning