

STRAFFORD PLANNING COMMISSON
October 17, 2016

Meeting called to order at 7:03PM.

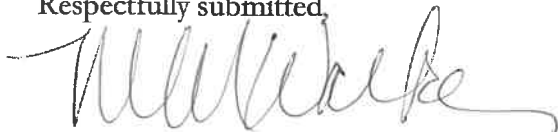
Present: Steve Campbell, Chair; Bob Bushway; Stuart Crocker; John Echeverria; Donald Graham; Mike Scanlan; Martha Walke; Steve Willbanks.

1. Minutes from October 3rd approved with corrections.
2. Noted that the acreage/density numbers in the Plan are a concern. The Selectboard will not like them and will probably not pass it. If we put them in zoning it might be a problem for the town to vote on. Locking in to specific acreage a problem and we should probably leave it open. Further problem is that our zoning is a guide for Act 250 decisions. A solution might be different wording: "...development shall occur at 1. Low density or 2. very low density..."
3. MS moved/MW seconded that in Rural Residential 1(RR1) we should strike #1 & in Rural Residential 2(RR2) we should strike #2. Discussion followed.
SC moved/DG seconded to amend the motion to insert a new #1 that would state that land development or a subdivision shall proceed at low density in RR1 and shall proceed at a very low density in RR2. Amendment passed.
MS moved/DG seconded to amend that item #2 in RR1 & RR2 remain as stated.
Amendment passed with one abstention.
Original motion voted down with one abstention.
4. SC moved/MS seconded to accept new language in RR2. Motion passed with one abstention.
5. MS moved/SW seconded to accept new language in RR1 to conform with the use of "low density". Motion passed.
6. Ask 2 Rivers to construct a map to see how RR2 would look. The area around the Mine would need to be indicated on this map.
7. Land and Forest Conservation
p. 66 - insert "very" p. 67 - areas conserved by public or private conservation
If Land & Forest Conservation supplanted by RR2 would provide justification for areas PC created (map).

For November meeting consider new language. Next meeting on energy.

Meeting adjourned at 8:46PM.

Respectfully submitted,



Martha M. Walke, Secretary