

Strafford Planning Commission  
August 16, 2021

DRAFT

Members present: Steve Willbanks, Chair; Greg Colling; Stuart Crocker; Chrissy Jamieson; Mike Scanlan; Martha Walke.

Guests: Victoria Littlefield, TRORC; Rett Emerson; Sherry Duveneck; Susan Hodges.

Call to order: 7:02PM

Public hearing for the Town Plan was opened and introduced by Steve Willbanks. The revisions and additions were impelled by the necessity to add an Enhanced Energy Plan to our Town Plan.

Victoria Littlefield gave a power point presentation of the chapters that were worked on and the changes made.

Chapter 3: Housing (few changes)

- Established goals related to housing being safe and sanitary.

Chapter 5: Utilities and Facilities (substantial changes)

- Added language on Strafford's cultural resources.
- Clarified information on town owned buildings.

Chapter 7: Transportation (few changes)

- Added a section on air and rail access for residents.

Chapter 8: Natural Resources (substantial changes & new language)

- Added information, goals, policies and implementation actions on Basin Planning for the Ompompanoosuc and White Rivers.
- Added language on forest blocks and habitat connectors.
- Added a section on air quality.
- Clarified information about the Elizabeth Mine.

Chapter 9: Land Use (few changes)

- Added an implementation action to develop historic districts in Strafford.

Chapter 10: Energy (new chapter)

- Developed and incorporated an Enhanced Energy Plan in accordance with standards set by the Department of Service.

Chapter 12: Implementation (few changes)

- Updated the implementation matrix with new action items.

Public concerns:

- How bio fuels and bio mass included considering carbon depletion.  
TL: state sees bio mass as a renewable energy source.
- GMP building a solar array on the Upper Valley solid waste site. Could it have been negotiated with a private concern?  
TL: GMP withdrew their project.
- How do solar arrays on private property affect property taxes?  
SW: this would be a concern for the Listers.

- The table on page 85 of current residential heating shows 0 using electric and 0 using solar.  
TL: this table based on information based on town size, not specifically on Strafford. A note will be added about this and that this table does not portray current conditions.

Motion was made (MW/MS) to close the hearing at 7:34PM. Carried unanimously.

Regular Planning Commission meeting began at 7:35PM with a motion (MS/SC) to allow the chair to make small editorial corrections before sending the Town Plan to the Selectboard. Motion carried unanimously.

Fairpoint will be changed to Consolidated Communications in the Plan.

TL will format the entire Plan.

The minutes of the June 21 meeting were accepted as written.

The minutes of the Special Meeting of July 28 were accepted with one correction.

The letters supporting the two Community Solar Projects were sent to the state regulatoru agency.

TRORC is applying for a grant to work on the housing provisions. This will be worked on over the winter.

A motion was made (SC/MS) to send the Strafford Town Plan, with minor changes, to the Selectboard. Motion carried unanimously.

Meeting adjourned at 7:55PM.

Respectfully submitted,

Martha M. Walke, Secretary