

Strafford Planning Commission

December 20, 2021

DRAFT

Present: Donald Graham, Interim Chair; Greg Colling; Stuart Crocker; Chrissy Jamieson; Mike Scanlan; Tom Scull; Martha Walke.

Other: Mary Linehan, Liaison from the Selectboard

Meeting called to order at 7:25PM

1. Minutes from the November meeting accepted as written.
2. Timetable issue: the town is getting a grant to help increase multifamily housing and affordable housing. TRORC will review - look at procedures towards streamlining. There are 7 other towns participating in this grant. Hopefully, we will have specific recommendations by July. If we were to go ahead with passage of the Unified Bylaw and then had to modify it to include these changes we would have to go back and have a new hearing and another town vote.

In a conversation with Toni Pippi, Selectboard Chair, she felt it was important that we wait and finish the draft, have our hearing, and then send the Unified Bylaw to them.

Consensus of the PC is to wait and have the results from TRORC concerning the housing changes to have a complete package to send to the Selectboard.

3. There are monies available, through a grant, for flood remediation. The application needs to be submitted in January. The Strafford Conservation Commission is applying.

4. The PC is asking for the same level funded budget for 2022.

TRORC will do a (free) desk review of the Unified Bylaw (we get 2 days of their time).

5. Jens Hawkins-Hilke gave Donald Graham a reference to look at for wording and definitions. His suggestions concerning housing in RR II were not accepted.

John Echeverria submitted a careful and thoughtful review of the document. The edit committee will work on incorporating his suggested changes.

There was a question concerning the Upper Village boundaries. TRORC wants Strafford to go by property lines but it poses a problem for properties that are both in and out of the village boundary. Limits development. How far the village districts should be extended needs to be decided by the PC.

TRORC needs to prepare a map of the district boundaries.

Mary Linehan noted that the Town Listers have excellent maps and both the PC and TRORC should look at them.

Meeting adjourned at 8:02PM.

Respectfully submitted,

Martha M. Walke, Secretary