

STRAFFORD PLANNING COMMISSION

February 20, 2017

DRAFT

Meeting called to order at 7:04PM.

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

1. Minutes of January 16, 2017, meeting approved with corrections.
Minutes from the Community Forum, February 16, 2017, received with corrections.
2. Review and actions from the Forum:
 - A. Positive and supportive atmosphere.
 - B. Concern about ambiguity or RR I and RR II, especially concerning defining of Density. This will be addressed in the Bylaws.
 - C. Steve Campbell voiced concern about being the spokesperson for the Commission. He will do a synopsis (1-2 pages) for the Hearing in order to have a document townspeople can use for questions and concerns.
 - D. A suggestion from an attendee that, in order for there to be more affordable housing/small lots available, the villages be expanded (see F).
 - E. A question arose as to whether the Plan limits businesses such as SolMate Socks. Discussed whether commercial development language should be expanded to include wholesale operations, internet marketing and garages.
New language:
Land Use: Rural Residential I Goals, Policies and Implementation Tasks
Policies: #4.and home occupations **such as wholesale operations, internet marketing and small repair garages.**
 - F. Expansion of the villages would be difficult in the Upper Village (Strafford) due to the lay of the land. Better in the Lower Village (So. Strafford), but still difficult. Nothing changed.
 - G. Discussion of multifamily housing. New language:
Land Use: Rural Residential II Goals, Policies and Implementation Tasks
Policies: #6. **Multi-family units of more than 3 or more units are not permitted in this district. Single family units are permitted.**
 - H. Changed senior housing language in RR I so 10 or more unit development is possible.
Land Use: Rural Residential I Goals, Policies and Implementation Tasks
Policies: #7. ...not allowed in this area. **An exception would be made for a senior housing complex adjacent to a village.**
3. The Planning Commission will hold a warned Public Hearing on Monday, March 20, 2017 in Barrett Hall.

Meeting adjourned at 8:18PM.

Respectfully submitted,

Martha M. Walke, Secretary