

STRAFFORD PLANNING COMMISSION

April 17, 2017

DRAFT

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

Meeting called to order at 7:05PM.

Minutes of March 20, 2017, meeting approved as written.

1. Reactions and discussions from Town Plan Hearing, 4/13/17.
 - A. Drop conditional use language. Will be addressed in Bylaw.
 - B. Road salt use not addressed. Need to keep track of usage and effects.
 - C. Addressed comments sent to Commission from Therese Linehan:
 - 1) Motion: adopt Therese's recommendations with "more than" inserted and definitions of terms noted. (JE/MS) Passed
 - 2) Amendment to motion: move to strike the definition section. (DG/JE) Passed
 - D. Motion: to rewrite policy #6 in Rural Residential II to include "**no multi-family housing of 3 or more living units is permitted in this district**". (MS/DG) Passed
 - F. It was felt there was too much detail & editorial comment in John Freitag's comments.
 - G. Motion: that Steve Willbanks will review and edit John Freitag's comments and send the results to the Committee. (DG/CJ) Passed
 - H. Steve Willbanks suggested we consider historic preservation for the Upper Village. He offered two mechanisms for implementation:
 - 1) "façade easements" based on a Woodstock plan
 - 2) an Historic Preservation Commission per Norwich. This would be an advisory group and would have access to the Certified Local Government Program (CLG) which has available large grants. This could be added to the Land Use section under Visual Environment after Village Centers.
 - I. Motion: Add to Implementation Task #4 in Chapter 8, "the Planning Commission shall examine policy options for preserving the historical character of buildings in the Upper Village." (MS/DG) Passed
2. The next Planning Commission meeting is May 15, before the Selectboard's first hearing on the Town Plan. Steve Campbell will update the Town Plan with edits and will circulate this to the Commission and the Board in order for the Commission to accept it before the Board's first hearing. He will send it to Lisa as our final draft before May 15th.
3. In the Land Use chapter, under Rural Residential, Policies, number 3 should read, **No primary retail development shall be located in the Rural Residential I area, except small scale businesses with a secondary retail component may be allowed.**

Meeting adjourned at 8:15PM.

Respectfully submitted,

Martha M. Walke, Secretary