

STRAFFORD PLANNING COMMISSION  
February 16, 2015

Present: Steve Campbell, Chair; Guy Denechaud; John Echeverria; Donald Graham; Mike Scanlan; Martha Walke; Steve Willbanks.

Meeting called to order at 7:05PM

1. Minutes from January, 2015, accepted with changes.
2. The Selectboard and Steve Campbell signed the contract between Strafford and Two Rivers on 1/23/15.
3. The Town Plan, due in 2016, will need to be worked on in the near future. A flood resiliency section will need to be added. Both the economic development section and the public utilities section are weak.
4. An informational box needs to be added to Chapter 4 concerning Shoreline Development stating that development of 10 or more acres within 250' from the shoreline needs state approval.
5. Bylaw work:  
Revisited 5.7.5; 5.7.6; 5.7.7 and 5.7.8 (incomplete - Mike Scanlan to rework text)  
Mike Scanlan's text to replace 5.7.6 and 5.7.7:

5.7.6 Elderly and Affordable Housing

Since the town of Strafford encourages the development of affordable housing especially with proximity to the village centers and school transportation routes, and also since housing for the elderly has been identified as a needed resource within the town, the DRB may offer a density bonus of up to 25% for any PUD containing housing for the elderly or affordable housing units. The density bonus shall be calculated pro rata based on the percentage of units which are either for the elderly or affordable. (Thus, a maximum bonus of 25% would only be achieved if 100% of the units are either affordable or for the elderly.)

Begin with 5.7.8 at the March meeting.

Meeting adjourned at 8:45PM.

Respectfully submitted,

Martha Walke, Secretary