

Present for the meeting: Steve Willbanks, John Echeverria, Stuart Crocker, Donald Graham, Steven Campbell.

Chris Sargent of Two Rivers Regional Planning Commission presented a proposal for the future land use plan that Two Rivers is considering. This plan would enlarge the village areas of both Strafford villages in the regional plan but would not cause any change in the town plan or zoning regulations unless Strafford decided to make a change. It would simply make such a future change consistent with the regional plan.

Both villages are presently designated as hamlets in the regional plan. This change would define both as village settlements. As South Strafford is already a designated village area in the consideration of the state, this could also make it possible for Strafford Village to also be accepted as a designated village. Some tax credit advantages are available to business owners in a state designated village when certain improvements such as sprinkler systems are to be made.

In Strafford village the principal change is to widen the village to the banks of the West Branch. In South Strafford the village area could be extended to some of the areas astride route 132 south beyond the Strafford Saddlery and over to Downer Forest Road.

The meeting was adjourned at 8:15.

Respectfully,


Steven Campbell
Planning Commission