

STRAFFORD PLANNING COMMISSION

March 22, 2016

Meeting called to order at 7:05PM.

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

1. I reported on my attendance at the March 16, 2016, Selectboard meeting to discuss how the Bylaws will be voted on, either by the Selectboard or by the town at a special Town Meeting. The Selectboard decided that the entire town should have a vote. They also requested that the Planning Commission, when submitting the new Town Plan, note any changes, additions or deletions for them.

2. Minutes of February 15, 2016, were approved.

3. Donald Graham reported on the language of waivers for Hartford, which adopted the language from the state. He recommended we follow the state wording which would give the DRB authority to make decisions.

DG moved/MW second: substitute the Hartford waiver language into our Bylaw.

Discussion followed.

SC amended/MS second: change the language in Section C to the language that is in the Strafford Town Plan. Amendment passed.

Motion passed with one nay.

4. Merger language - many towns have dropped merge language making it more feasible for a neighbor/owner to buy a lot next to property.

DG moved/SC second: delete the merger provision that exists in our current ordinance and in our draft so there will be no automatic merger of substandard lots under common ownership.

Discussion followed.

Motion passed with one nay.

5. Discussion of deferral of permits for subdivision and giving the Zoning Administrator the responsibility to apply design standards to the building permits he approves.

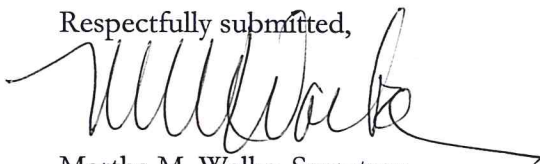
6. The DRB wants a job description for the Zoning Administrator.

For the April meeting: a) the Commission is to look at the proposed description written by Steve Campbell; b) consider how to write a building envelope into our provisions (how all criteria can be wrapped into it).

April meeting is our Annual Meeting with officer elections.

Meeting adjourned at 8:54PM.

Respectfully submitted,



Martha M. Walke, Secretary