

STRAFFORD PLANNING COMMISSION
MARCH 17, 2014

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

Meeting called to order 7:06PM.

Minutes from February 17, 2014 meeting revised and approved.

Review of recent Selectboard decision regarding bridge #29 in So. Strafford and the Planning Commission's letter to the board. The Commission will wait to hear VTtrans' final decisions on the bridge.

Continuing revision of the Unified Bylaw:

7.10.1.7 Signs

change line 13 to read "...specified in the **Strafford Unified Bylaw** or by..."

The rest stands.

(We also changed 5.4 A to "...6 feet above...)

7.10.1.8 Provision of Buffer Areas

No changes.

7.10.1.9 **Site Preservation, Improvements and Natural Cover**

line 35 changed to read: "**All land to be subdivided, so as to minimize the fragmentation of natural, scenic, or cultural and shall be in the judgment of the...**"

7.10.1.20 **Trees**

line 3 changed to read: "**To adequately develop proper buffer or shade zones the Development Review Board may require that suitable native trees be established and maintained. The...**"

7.10.1.21 Excavation and Grading

Stands

7.10.1.22 Disclosure of Subsequent Development Plans

Stands

7.11 **Roads**

No action taken. Steve Campbell to find out if this section deals with municipal as well as private roads.

7.12 **General Conditions**

7.12.1 Fees

No action taken. Steve Campbell to confer with Chris Sargent of ...2 Rivers regarding language pertaining to fees from major developers for Commission work.

7.12.2 Completion Date

line 10 changed to read: "...not to exceed 3 years, unless extended by the DRB. The DRB may require that the development take place over a longer period than the 3 years."

As a result of the changes to 7.12.1, we may have to change 2.4 Certificate of Compliance.

Steve Campbell to send rewrite of the Bylaw document to all members.

Moved to adjourn, 8:36PM.

Respectfully submitted,

Martha M. Walke, Secretary