

Draft Minutes

Town of Strafford Development Review Board August 17, 2016 7 P.M.

Call to order: Terry called the meeting to order at 7:06 P.M.

Member Attendance: Steve Campbell, Martha Walke, Dan Ruml, Chair Terry Garrison

Other Attendees: Tom Otterman, Professional Surveyor, surveyed both Lawrence's and Ricketts' properties and designed the septic systems for the proposed lots; Duane Lawrence Jr., Duane Lawrence Sr., June Solsa, Jonathan Stableford, Richard F. Holbrook, Jason Loomis interested parties in the Lawrence SD2016-02; Jessica Tidman and Tom Scull interested parties in the Ricketts SD2016-03

Approval of minutes: Approved as corrected.

Report of Zoning Administrator: N/a

New business:

1. Warned Hearing for Subdivision SD2016-02, by Duane Lawrence Sr.

Terry opened the Warned Hearing at 7: 08 P.M.

Tom Otterman presented a drawing updated to include the abutters names and specific lot lines Interested parties addressed a variety of questions to Duane Lawrence Sr and Jr related to immediate and future plans. Both answered the questions clarifying their intentions to the satisfaction of all interested parties. The interested parties expressed no objections to the proposed subdivision.

Terry asked for a motion to close the hearing Martha M/Steve S; Hearing closed at 7:18 P.M. Brief discussion confirmed that SD2016-02 met all Town regulations for approval. Martha moved to approve, Dan seconded; SD2016-02 is approved.

2. Warned Hearing for Subdivision SD2016-03 by Marie Ricketts

Terry opened the Warned Hearing at 7:25 P.M.

Marie Ricketts is not in attendance. Tom Otterman is representing her before the DRB.

Tom Otterman presented the site plan including the septic systems, wells and potential driveways explaining how the septic designs complied with new State regulations, and that the driveways would need to be significantly built up to comply with Highway regulations.

Tom explained the septic systems design.

Steve moved to close the Hearing, Martha seconded; Hearing closed at 7:35 P.M.

Brief discussion followed to address the questions raised by interested parties and abutters Jessica Tidman and Tom Scull. The questions were answered to their satisfaction in the context of existing regulations. There were no objections.

Martha moved to approve SD2016-03; Dan seconded; SD2016-03 is approved.

Old business:

Terry and Steve shared their discussion with the SelectBoard relative to driveway approval and highway access. Steve pointed out that Highway access is a policy, not an ordinance, it does not have the bite of law.

Adjournment:

Steve moved/Martha seconded, DRB meeting adjourned at 7:55 P.M. The next DRB meeting is planned for Wednesday, September 19, 2016, 7:00 P.M. At the Strafford Town Office.

Respectfully submitted

Elizabeth Clarke, Clerk,
Town of Strafford, DRB