

DRAFT Minutes
Strafford Planning Commission
November 21, 2022
Morrill Homestead Education Building

Meeting called to order 7:00 PM

Members present: Donald Graham, Chair; Greg Collings; Stuart Crocker; Michael Scanlan, Chrissy Jamieson.

1. Approval of the minutes for October 2022 was moved by Stuart, seconded by Michael. Unanimously approved.
2. A series of editorial modifications to the current draft of the Unified Bylaw was proposed by Chair Graham. These included,
 - Under 5.6.4.2 add as a consideration for approval “d. Minimization of forest fragmentation”
 - Move 5.6.4.4 Affordable Housing and Senior Housing about density bonuses to Chapter 3, so that it applies to development in general and not just PUDs.
 - Give DRB authority to require that affordable housing developments maintain affordability for 15 years or more.
 - In 6.1.4, concerning development standards for PUDs, item 11, add wildlife connectors as item to be protected.
 - In 7.7.2 on Preservation of Existing Features add “forest blocks”, “significant wildlife habitat” and wildlife “connectors” as features to be preserved if possible.
 - In 7.7.6 on Forest Use Land, similar clarifying language on significant wildlife habitat, wildlife connectors and minimizing forest fragmentation was added.Donald moved to accept the edits, Stuart seconded. The motion was unanimously approved.
3. A suggestion made at the public hearing on the Unified Bylaw to have a minimum lot size of 10 acres in the RRII district and a minimum lot size of 2 acres in the RRI district was considered by the Commission. Chair Graham presented an analysis that this change would not produce a noticeable net change in buildable lots in the Town as a whole. The consensus of the Commission was not to introduce this change into the draft, mainly because it was a rather substantive change late in the drafting and approval process.
4. The chair’s draft of the legally required Planning Commission Reporting Form for Municipal Bylaw Amendments was unanimously approved with small editorial changes, Stuart/Chrissy.

Meeting was adjourned at 7:30 PM

Respectfully submitted,
Michael Scanlan, Acting Secretary