

Strafford Planning Commission
July 18, 2022

DRAFT

Present: Donald Graham, Chair; Greg Colling; Stuart Crocker; Chrissy Jamieson; Martha Walke.

Guests (via Zoom): Kevin Geiger and Kyle Katz, TRORC.

Meeting called to order at 7:02PM.

1. Minutes from the June meeting (motion CJ/GC) approved with one correction.
2. Kevin Geiger introduced himself and Kyle Katz and the purpose of TRORC and the importance of their website for information.
Kyle noted there will be 3 (three) planning sessions with TRORC regarding affordable housing language in the Unified Bylaw as well as a hearing. The Selectboard is invited to participate with the Planning Commission. Kyle went over the old Strafford Bylaw document and noted areas that needed to be changed/updated. Affordable Housing, Senior Affordable Housing, Detached Apartment, Dwelling and Mobile Home Park all need to be defined. The village centers will be the focus for affordable housing.
Kyle will attend our August 15 meeting to review our Unified Bylaw and TRORC's updates on housing. Strafford Unified Bylaw document will be sent to Kyle on Tuesday, June 19th.
3. Brief discussion of our density provisions (reduction per land categories and developable land). TRORC feels it is better to do land exchanges and clustering rather than PUDs.
4. In District & Uses chart discussed Home Occupation and made it SP/CU in all areas and took out #12 in **2.2 Exempt Land Development**.
In the same chart, made Permanent Signs SP/CU/P in all areas.

Next meeting is Monday, August 15th.

Adjourned 8:45PM.

Respectfully submitted,

Martha M. Walke, Secretary