

Strafford Planning Commission  
September 18, 2023

DRAFT

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

Meeting called to order at 7:02PM.

1. June minutes were moved (SC/MS) for acceptance as written. All approved.  
July minutes were moved (MS/DG) for acceptance as written. All approved.
  
2. Donald and Martha Attended three Selectboard meetings to answer questions, make suggestions as they discussed the Unified Bylaw. The Selectboard made few changes:
  - Number of ADUs changed to one in home and one detached.
  - Concerns about the Mobile Home Park provision. Creating a lower density development.
    - The Selectboard increased the lot size for a Mobile Home Park.
  - Increased the size of the Village Centers. The Selectboard increased the distance from the center of the road from 300 feet from the center line of a road to 600 feet.
  - Michael noted that the description of the South Strafford Village Center was inaccurate as it did not include from the village down Rte. 132 to Tyson Rd. The Commission reworded the description. and the
    - Moved (MS/SC) to communicate with the Selectboard the clarification of the South Strafford Village Center description. All approved.
    - Secretary will send this to Kyle Katz (TROC) and John Freitag (Chair, Selectboard) following the close of this meeting.
  
3. Changes to the Strafford Flood Hazard Ordinance
  - In E. Development Standards within the Flood Hazard Area
    - 11.a. removed the “(2 feet above base flood elevation)” in Design Flood Elevation.
  - Selectboard will probably remove the River Corridor designation.

Donald will prepare an amended report on the changes to the Unified Bylaw.

Moved (SC/MS) to adjourn at 7:55PM. All approved.

Respectfully submitted,

Martha M. Walke, Secretary