

Strafford Planning Commission Meeting
March 16, 2026
Town Office

DRAFT

Members present: Stuart Crocker, Chair; Martha Walke; Chrissy Jamieson; Andrew Silovich;
Jonathan Nedeau; Greg Colling; Michael Scanlan.

Others present: John Echeverria, Strafford TRORC representative

The meeting was called to order at 7:05

It was moved and seconded to approve the draft minutes of the meeting of February 16, 2026. They were unanimously approved with one abstention.

John Echeverria gave a presentation to the Commission on two planning matters at the regional and state levels. The regional information is that the Two Rivers Ottawaquechee Regional Commission (TRORC) is in the process of updating their regional plan. The land use chapter (Ch. 3) is significant for the Strafford Town Plan which is supposed to align with it. This is available on the TRORC website. John suggested that members of the Commission review chapter 3. He advised that much of the text is advisory, but terminology such as “must” or “shall” indicates that the provisions are binding. The commission reviewed a map of TRORC’s area designations in Strafford. (Also available on the website.)

John also discussed the work of the state Land Use Review Board (LURB). This body is charged with implementing many of the changes to Act 250 approved in the last legislature. The LURB has mapped the state with area designations as Tier 1, Tier 2, and Tier 3. This mapping is preliminary and not final as of now. Strafford has no Tier 1 areas. Most of Strafford is Tier 2, which is the same as current Act 250 review processes. There are some Tier 3 areas along certain roads, including some of Route 132, the upper section of Old City Falls and much of Miller Pond. These have a more restrictive Act 250 approval process than the current one. The draft map can be found on the LURB website under Tier 3 rulemaking.