

STRATFORD PLANNING BOARD

2022-09-20 Campground at Trailside Lodge
Subdivision Public Hearing Minutes

MEMBERS PRESENT: Chase Cavazos, Rachel O'Meara, Vicki DeLalla, Harry Juergens, Denis Corbeil, Bruce Blodgett, Bob Eich, Secretary Clayton Macdonald

PUBLIC PRESENT: Steve LaFrance, Joshua Philips, Daniel Hebert, Missy Philips, Wayne & Kathy LaBatte, Thomas Whelan, Thomas Gorton, Bill Noons, Richard & Kristen Walther.

CALLED TO ORDER: 18:37

1. Steve presented slightly amended plans for the subdivision of Map 232 Lot 031 by Campground at Trailside Lodge LLC (CTL). The amendments were very small adjustments to the lot layout geometry and a change from a concrete box culvert to a steel arch culvert for economic reasons. He explained DES rules that will apply and the DES permit application process, noting that the issue of these permits takes 6 months or more. He presented a \$185k estimate from John Nugent for the cost of building the subdivision's proposed private road. This estimate did not include the cost of the arch culvert. Steve estimated the cost of its installation at \$25k. He presented a bank letter of credit, amounting to \$185k, from the Centreville Bank, West Warwick, RI, written for Daniel Hebert, introduced as Josh Philips' business partner. He presented a typical deed for the lots showing the proposed terms for the maintenance of the subdivision's road. He expressed the hope that the subdivision would receive conditional approval.
2. Mr. Whelan commented that he has observed plants he believes to be the endangered and federally protected lady slipper on lot 031. Rachel noted that the very common moccasin flower is sometimes confused with, and called, lady slippers. Discussion followed and Mr. Philips welcomed Rachel to access the property to investigate.
3. Ms. Walther asked if the Board would accept written comments and, if so, during what time frame. Clayton said written comment would be accepted at least until the Board's next regular business meeting on 22-10-18.
4. Harry/Vicki moved to close the public hearing; approved 5/0 at 19:03