Town of Strafford Development Review Board

February 19, 2025, 6 P.M.

Minutes

Draft

**Site Visit Attendance:** Attendance: Martha Walke, Sean Lewis, Dan Ruml, Terry Garrison, Bonnie Bergeron, Rob Townsend, Surveyor/Engineer, Chris Boyle, Attorney, Trudi and Robert Fondren, Hunter Grossman, Linda Titus, Steve Marsh, Rachel Kendall, Meredith Kendall & Michael Baker.

**Questions from the Board:**

1. Where will the tents be located? One in front of the house and one behind.
2. How is the Barn/Studio set up? Currently under construction so board is not allowed in, first floor has no walls, second floor loft will have 4 bedrooms.
3. Where was the sound test study done? Front of Barn/Studio and front lawn. Back patio would hold some music and events.
4. What kind of lighting will be used? “Dark Sky Lighting” and Pole lights only on area by the house and parking across the street.
5. Where is the proposed future sugar house? Located behind the house up in the sugar woods to the left of the outdoor patio.

**Board Attendance**: Martha Walke, Sean Lewis, Dan Ruml, Terry Garrison, and Bonnie Bergeron

**Other In-person Attendees**: David Mears, Tarrant Gillies Shems LLP Attorney for Town of Strafford, Chris Boyle, Attorney at Law, attorney for the Fondren’s and Titus, Rob Townshend, American Consulting Engineers and Surveyors, Bob Bushnell, Kate Bass, Paul Harwood, Lisa Bragg, Jeffrey Gale, John Freitag, Eric Thorp, Daisy Hebb, Jon Anderson, Primmer Piper Eggleston & Cramer PC, Jeff Solsaa, Meredith Kendall, Michael Baker, Steve Wilbanks, Stephanie Wilbanks, Sherm Wilson, Dennis Tatro, C. Punka Brown, Marie Tatro, Kyle Perry, Michael Baker, Hunter Grossman, Trudi Fondren, Robert Fondren, Sarah Cantor, Linda Titus, Steve Marsh, Stephen Marx

**Other Zoom Attendees**: Chris Kendall, Justin Rodig, Vasska Fondren, Ryan Kaac, Kelly Harman, Corey Mack WCG,

Meeting started at 6:05pm.

Eric Thorp presented his lot line adjustment map for the board to show that he would like to move the Kidder line 1.34 acres up stream to increase his lot size from 20.69 acres to 22 acres. Terry made a motion for the Tom Otterman survey dated December 3, 2024, be accepted as submitted, Martha seconded, all in favor.

Kendall Condition Use and Site Plan hearing opened at 7:06pm. Sean read the warning. Martha made the motion that the board review the CU and Site Plan applications at the same time and Sean seconded, all in favor, all approved.

Sean reviewed the guidelines for the meeting. The applicant will present first and only the DRB will be allowed to ask questions. When that is completed, abutters will have time to speak and to keep it to 10 mins. Others will be given 2-3 minutes.

Jon Anderson noted that Corey Mack, Wall Consultant Group traffic engineer and Ryan Kaac, from RSG sound engineer have limited time and could the board ask questions to either of these attendees first. Corey was sworn in by Sean. The Board asked question on the traffic study and then it was opened to abutters of the applicant.

Sean swore in everyone who wished to speak by raising of hands.

Ryan Haac noted that his colleague did a report on sound but could not attend tonight’s meeting. The Board asked question on the sound study and then it was opened to abutters of the applicant.

Rob Townshed, American Consulting Engineers and Surveyors presented the Kendall site plan and explained where everything is located. The Board asked question on the site plan and then it was opened to abutters of the applicant.

Bob Bushnell addressed the board with his concerns for the project.

Hunter Grossman an abutter addressed the board.

Punka Brown addressed the board in support of the project.

Chris Boyle, Attorney at Law representing Fondren’s and Titus’s spoke to the board and asked the board to deny the application stating it does not meet the standards.

John Freitag addressed the board.

Sarah Cantor addressed the board.

Martha made the motion to continue the hearing to March 19, 2025, Dan seconded, all approved.

Sean moved accept the Oct 16, 2024, minutes as written and Terry seconded, all approved.

Martha moved to accept the Jan 15, 2025, minutes as written, Sean seconded, all approved.

The board will meet next Wednesday in deliberative session at 7pm at the town clerk’s office.

Sean made the motion to adjourn, and Martha seconded, all approved.

Respectfully submitted,

Bonnie Bergeron, Clerk