

**Town of Strafford
Development Review Board
May 20, 2020 7P.M.**

Call to order: Called to Order at 7pm

Member Attendance: Lisa Bragg, Bonnie Bergeron, Terry Garrison, Sean Lewis, Martha Walke, & Dan Ruml

Other Attendees: Kathy Fifield, Karen Huyck, Marylou Gross, Art Roberts & Lisa Durstin, Charlotte & Steve Faccio, & Cabot Teachout

Approval of minutes: From February 19, 2020 meeting

Martha moved to accept the mins as they were written and Sean seconded them, all approved.

Report of Zoning Administrator: N/A

New business:

Art Roberts resubmitted his lot line adjustment request because his 180 day time line for submitting a Mylar expired.

Martha asked if the house size had been verified based on the building permit given and Art confirmed that it had been. Terry moved to approve the lot line adjustment as submitted and Bonnie seconded, all approved.

Mary Louise Gross, has requested to do a lot line adjustment of .16 acres from a 4.47 acre parcel of land owned by Kathy and Wayne Fifield to give the Gross parcel a total of 25 acres.

Kathy would like to move the line to give Mary Louise .46 acres to leave the primary lot with 4.1 acres and the Gross lot with a total of 25 acres. Martha made a motion to approve the lot line adjustment as submitted, Sean seconded it, all approved.

Steve Faccio requested to do a lot line adjustment between his property and the Teachout's. The line would be moved to a location that both parties have agreed upon and the total acreage would not change on either lot. Terry made a motion to approve the lot line adjustment as submitted and Martha seconded, all approved.

Discuss Ed Hathaway's Proposed Subdivision of Super Fund land and questions he emailed the board.

- a. The parcel that will be subdivided will be land-locked. Is that acceptable? The future land-use restriction would not allow development, residential use, or drilling on this parcel.
- b. The entire property was surveyed and not unexpected there are a number of challenging boundary points that could require boundary agreements. The proposed subdivision does not contact these boundaries. The question is whether we need to create a "good" survey for the entire property or just the subdivision area?

Board noted that it is in our zoning regs that we do not allow land-locked parcels to be made, Dan suggested that because the SF 3.6 acre lot borders with Dick Joslers parcel that if that too is part of the SF site that maybe they could do a lot line adjustment instead and merge the 3.6 acres with Dicks parcel that is also considered a SF lot. This would then eliminate the need to survey the entire 61.6 acre parcel owned by Paulaskis & Agliata. Terry is going to call Two Rivers to inquire if it's legal to create a landlock parcel or if a variance could be given if it was legal on the State level. Bonnie will get back to Ed with the boards findings and inquire about the option of doing a lot line with Dick Josler.

Adjournment: Martha moved to adjourn and terry seconded it, all approved at 7:34pm