

**Town of Strafford
Development Review Board
March 17, 2021 7P.M.**

Call to order: Meeting called to order at 7:03pm

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

Other Attendees: Mary Linehan, Marty Frank, Patrick Gillespie, Phoebe Mix, Peter Thomashow and Leanne Thomashow

Approval of minutes: from December 16, 2020, Martha moved to approve the minutes as written and Sean seconded, all approved.

Report of Zoning Administrator: Brian has asked the board to review a building permit submitted by Phoebe Mix, she has requested a deck 16x35' to be built off the front of the Annex building.

New business:

1. Mary Linehan & Mark Black have requested to subdivide their property located at 170 VT Route 132 into two parcels. Total acreage of land is 21.4 acres with a residence located on each lot. The smaller lot would be 3 acres and the larger lot 18.9 acres and retained as the owner's residence.

Hearing opened at 7:07pm Mary noted that the Subdivision request is to break off the lower house so they may sell it. Terry mentioned that the survey map noted only 2.5 acres so Marty explained that the surveyor does now understand that the lot needs to be 3 acres total. The 21.4 acres includes a ½ acre of land that was believed to be part of the lower house but later determined that it was not a separate deeded lot. Mary noted that their deed does actually say there are two lots so Dan has suggested the smaller lot being the ½ acre. Dan suggested that if in fact the ½ exists that the owners could merge the two lots with the bigger lot and make it a whole then come back to subdivide the lot into a 3-acre lot.

Patrick Gillespie said that he gets his water from a Spring that abuts the back corner and he was thinking the setback may not be enough but he was given some clarity in the meeting and now agrees it should not be a problem.

Bonnie has recommended that since the town is considering this parcel one lot and not two that rather than asking owners to redo deeds multiple times to make it a whole lot and then subdivide, that it made more sense for us as a board to approve the subdivision with the stipulation that the survey map would need to have the correct lot size of 3 acres and boundary lines before being submitted in Mylar form and signed. Once the property sells the owners will then have the new deed drafted to reflect the changes and lot size that has been approved.

Terry has closed the hearing at 7:27pm, Terry made a motion to approve the subdivision based on that a new survey noting a 3-acre lot will be provided and Marta seconded it all voted and all approved.

2. Phoebe Mix Building Permit review

Phoebe Mix noted that she is going to reference zoning code 4.7.3 nonconforming structure in our Zoning Regs. She has applied for a wooden deck 16x35 to be built in the front of the store that would follow the same line as the front of the Brick building. Brian Johnston was not comfortable granting the building permit due to side setback requirements and parking concerns. Phoebe would like this deck to incorporate a ramp on the outside of the building which will take up less space within the structure and less cumbersome for customers to access the cafe. The fire Marshall also wanted to see it redone. Martha asked about the parking since the original variance designated this space for parking but Phoebe has noted that customers can park along the green which will be safer.

Sean asked what the distance would be from the deck to the road? Phoebe noted it was roughly 6' to 16' from the edge of the road given the bend in the road. The closest part will be set back 2' from the front of the Brick Store. The Brick store is currently nonconforming but the Annex which is attached to the Brick store so it is considered all one building. The zoning for nonconforming structures was discussed and some confusion on its meaning so Martha suggested a site visit to help the board determine the intentions of the zoning regulations. Leanne Thomashow who property abuts the Annex building has noted that she does not have a problem with the deck being built and she agrees that people may find it helpful for people to parallel park and hopefully parking would be less messy. Phoebe also noted that she would put up a low fence to block the view of the deck for the Thomashow's and offer them a screen.

Phoebe has asking that if the board thinks the permit falls within the zoning guidelines 4.7.3 that could we approve and then ask Brian to formally approve the permit. Sean agrees with Phoebe that it meets the criteria so he made a motion to approve the building permit and martha seconded, all approved. Bonnie will contact Brian the following day to notify him of the approval and told Phoebe that she will need to wait the 15day waiting period after Brian has signed the permit.

Martha made the motion to adjourned and Sean seconded at 8:07pm