

**Town of Strafford  
Development Review Board  
April 19, 2023 7P.M.  
Minutes**

**Call to Order:** 7:00 pm

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

**Other Attendees:** David Paganelli, Mark Baribeau, Josh Cook, Gardner and Beverly Moses Jr., Nancy Butler, & Phoebe Mix

**Approval of minutes:** From March 16, 2023 meeting Martha moved to approve the minutes and Terry, seconded. All approved.

**Report of Zoning Administrator:** N/A

**New business:**

1. Gardner and Beverly Moses Jr. have requested to subdivide 115.9 acres at 145 Kibbling Hill Road into 4 lots: lot 1, 10.5 acres, lot 2, 56.6 acres, lot 3, 5 acres and lot 4, 13.9 acres. Hearing opened at 7:01pm. Beverly noted that the surveyor would be out to the property to survey the parcel across the road which Beverly believes to be approximately 35 acres that will be added to the homestead. Terry asked if all the lots have the minimum 300' of road frontage and it's unclear at this point due to the 3 maps submitted that do not show all of the land and their frontages and lot numbers. The board requested the Moses have the surveyor submit a map that encompasses the entire property. Sean asked about WW permits and Bonnie noted the applicants should ask their surveyor about options and/or WW permits needed from the state. Nancy Butler, an abutter, attended to support the Moses subdivision.  
  
Martha moved that the Moses hearing be tabled until the May 17, 2023 meeting. The Moses are to bring to the May meeting a completed survey (on one sheet) that shows all of their land with all lots showing road frontage, buildings, septic systems, wells and any roads already in place. Dan seconded. All approved.
2. Mark Baribeau and Kynthia Barnhart, 19 Alger Brook Road, filed an Application for Conditional Use Permit to convert their 26x39 antique barn into a guest house. Hearing opened at 7:32pm. Terry noted that there are already two residences on the property. Mark Baribeau said the property currently consists of the main house and another residence that was the care takers house that was restored some time ago and currently used as a guest house. The converted barn would have its own septic system and would share the well from the main house. Terry asked what the future use would be for this space and Mark noted that the barn is an antique structure roughly 1800's, hand hewn beams but the exterior needs work so that it doesn't deteriorate. They would keep the look and integrity of the barn and it would be used for an additional guest house for family and friends. They would not rent it out. Sean noted that it falls under 3.10 in our zoning regulations. Mark has enough land for each

structure/livable space to be subdivided into their own lots if needed and because they are close together using less of the land.

Martha moved that we close the hearing at 7:45pm. Terry seconded. All approved. Martha moved that we accept the Baribeau/Barnhart application as submitted and be approved as a guest house and Sean seconded. All approved.

3. Patricia Younce is requesting more details on using the yurt during mud season. The board discussed that dates would be difficult so the closure would be when the roads are posted for mud season by the town. Bonnie will write her a letter of the board's decision and it would also go into her parcel folder for future reference.

Younce's Mylar was reviewed by the board before signing and recording but after review the board noted that a new Mylar needs to be submitted with all current and future wells, waste water systems, and structures identified on their perspective lots which should include the three cottages on lot 2, the yurt and the second house on lot 1. Bonnie will notify Patricia Younce in writing of requirement.

Phoebe Mix asked if her permit from 2020 is still valid and the board told her that she would need to reapply since the time frame was 2 years.

Martha made the motion to adjourn the meeting at 8:09pm and Sean seconded. All approved.