

Town of Strafford Development Review Board

November 19, 2025

Draft Minutes

**Board Attendance:** Martha Walke, Terry Garrison, Dan Ruml, Sean Lewis & Bonnie Bergeron  
Shawn Harlow, Bill & Sharon Risso, Collen Olsen

**Zoom Attendee:**

Terry opened the meeting at 7:05pm

Martha moved to accept August 20, 2025, minutes as with clerical changes she submitted. Sean seconded, all approved.

Terry opened the hearing at 7:13pm

Shawn Harlow submitted a variance application to build a 28x40 garage within the side setbacks of his property line located at 37 Whitcomb Hill.

Shawn told the board that he would like to replace the current shed with a 28x40 garage. That if he measures from the start of his driveway the garage would be encroaching the rear setback towards Collen Olsen's land by 5'. He is requesting the size of the garage because it accommodates the size of his truck. The required setback is 20' and with the size proposed it would be 15' to the boundary line. If he moved the garage further up into the lot closer to his house, he would run into underground power lines and he is trying to avoid that.

Terry went over the variance requirements.

Colleen asked what was the purpose of setbacks? Martha said it was to keep neighbors being so close to the neighbor's boundary line. She also asked Shawn if it could be moved to the other side of the driveway and Shawn noted that it could not because his septic was on that side of his driveway.

Martha moved to close the hearing, Sean seconded, all approved.

Martha made the motion that the application for a variance be approved with a minimum 15' setback to build a 28x40 garage located at 37 Whitcomb Hill Road, Terry seconded, all approved.

Terry moved to adjourn and Martha seconded at 7:45pm