

Town of Strafford
Development Review Board Meeting Minutes
February 20, 2019 7pm

Meeting called to order: 7:09pm

Member Attendance: All board members in attendance.

Other Attendees: Ann Kynor, Gil Robertson, Marcy Marceau, Alex Bird, Brian Johnston, Eric Thorp

Approval of minutes from October 17, 2018, Steve moved to approved the minutes and Martha seconded.

Zoning Administrator report: Nothing to report

First order of business: Gil Robertson Variance Zoning request received January 24, 2019 to build a 13x40 garage.

Hearing opened at 7:11pm

Terry went over the zoning requirements for a variance for the boards consideration.

Gile noted that because of a telephone pole located along the street he cannot build within the setbacks. He explains that the building needs to be placed to the left of the pole for the garage to work. He would set it back away from the road at least 39' from the center of the road and he would reconstruct it to look as original as possible to what used to be there. It would accommodate 2 cars and have a side door as well as two garage doors.

The variance issues are the side setbacks which are supposed to be 15' and will only be a foot or two from the property line, and the front set back cannot be any closer to the road than what is currently constructed on the property. The neighbors to the left are the Tomashaw's and they are in favor of the garage being so close to the property line, as it will service as a privacy wall for each property.

The question was asked if the pole could be moved to accommodate the side setbacks and Gil noted that he had checked into this possibility but it was expensive \$5,000 plus and it would likely be moved on to the Tomashaw's property which he didn't think they would want.

Martha moved to close the hearing, and Bonnie seconded it at 7:32pm

Boards discussion determined that the Variance request does meet our guidelines. Martha moved to grant the variance and Steve seconded it. Brought to a vote and it was approved by all board members.

Hearing opened for Marcy Marceau and Alexandre Bird Joint Trust U/T/A: Applied to subdivide their 45.35-acre property at 4296 Vermont Route 132. Lot 1 land partially in Strafford, house with improvements and located in the town of Sharon, a total acreage of 8.74. Lot 2 to consist of 37.03 acres also would consist of land in both towns with a proposed 50' ROW through lot 1 to access Lot 2. Application received January 31, 2019b and warned on February 4, 2019

Applicants plan to sell their house and land that would be considered Lot 1 and retain Lot 2. They have noted that all waste water permits with the state have been requested and that Lot 2 they will be doing a deferral with the State of Vermont. Strafford road frontage is 317' and survey submitted by Lawrence Swanson dated 6-13-18

Steve motioned that we close the hearing and Terry seconded it's closed at 7:53pm
No Deliberation needed from Board

Dan made the motion to approve the subdivision as presented and Martha Seconded. It was brought to a vote and it was approved by all board members.

Eric Thorp's mother would like to gift him a 5-acre lot that is contiguous with his current property so Eric is wondering if he needs to do a boundary line adjustment to add the 5-acre parcel to his current land? Dan noted that he won't need a boundary line adjustment he only needs to draw up a new deed with his mother conveying the land to him.

Martha made a motion to adjourn the meeting and Dan seconded at 8:05pm