

Town of Strafford  
Development Review Board  
Meeting Minutes  
June 19, 2019  
7pm

**Meeting called to order:** 7:10pm

**Member Attendance:** Martha Walke, Bonnie Bergeron, Steve Campbell, Dan Ruml and Terry Garrison.

**Other Attendees:** Arthur Roberts, Dick Josler

**Approval of minutes from May 15, 2019,** Martha moved they be approved as written, Steve seconded, all approved.

**Zoning Administrator report:** None

Arthur Robert and Lisa Durston have requested a lot line adjustment for Lot 1A to Lot 1B, parcel ID # 05.130.

On the existing map the red line indicates the current boundary lines and the green line represents the proposed new line, once pinned both lots will be a min. of 3 acres each. Currently the house being built is approx. 40' from the current boundary line. Moving the line will allow that distance to increase to approx. 150'. Art owns both lots and is in the process of working with the State for his Waste Water Permit. A new Mylar will need to be submitted within 180 days.

Terry moved to close the hearing, Martha seconded at 7:25pm

Terry purposed that the lot line adjustment be approved based on the map submitted dated January 17, 2018 done by Tom Otterman and that both lots equal a min. of 3 acres as required by town zoning, all voted yes to approve as submitted.

Dick Josler request a lot line adjustment to have the contaminated mine land South cut and TP-4 (lot A, approx. 8 acres out of the 41 acres) into Lot B 44.8 acres, parcel ID# 49.035

Hearing open at 7:33pm, Bonnie has recused herself due to having the Strafford land currently listed in MLS. Dick would like to merge the South mind and TP4 into Parcel 3 since it's considered an EPA Super Fund land. The leaves parcel 2 (Lot A) as land that is not considered to be part of the super fund site so that it may be sold.

Terry moved to close the hearing at 7:44pm Martha seconded it.

Terry purposed to approve the application and map as submitted dated May 20, 2019, project No. 94501.00 done by Nobis Group out of Concord NH 03301. Voted and all approved. Dick has 180 days to submit a new survey mylar.

Board to discuss the difference between a lot line adjustment and annexation, followed up by designing a new form to be filled out for future lot line adjustments and or annexation. Steve noted that Twin Rivers told him that the two are basically mean the same thing.

Discussion on procedures if zoning laws are violated, fees etc.

We currently do not have a form for a lot line adjustment so Martha offered to modify our subdivision form for our next meeting to review.

Alan Donahue offered to come to our next meeting to discuss procedures and VT law, the board agreed he would be a good resource to ask questions, all agreed he would be invited.

Steve made a motion to adjourn the meeting and Martha seconded it at 8:15pm