

**Town of Strafford
Development Review Board
December 21, 2016
7 P.M.**

Call to order: Terry called the meeting to order at 7:05 P.M.

Member Attendance: Terry Garrison, Dan Ruml, Martha Walke, Steve Campbell, Bonnie Bergeron, Liz Clarke

Other Attendees: Brian Johnson, Sharon Risso, Patrick Kelly, Wendy Sichel

Approval of minutes: September minutes approved as written

Report of Zoning Administrator:

Brian Johnson reported that the Zoning Administration's Regulations for Lot Line Adjustments do not require the Hearing to be 'Warned'; and, approved Lot Line Adjustments are posted in the Town Office for a period of two weeks. During the two week period objections to the Lot Line Adjustment may be filed. He also stated the Select Board established \$80 as the standard application fee to apply for a lot line adjustment.

New business:

1. Warned Hearing to Review Patrick Kelly-Risso Family Trust Application for a Lot Line Adjustment:
Terry opened the Hearing at 7:10P.M.
Patrick Kelly and Sharon Risso were in attendance to discuss the circumstance that over the years the use of the Kelly's property included a lawn and garden bordered by a tree line suggesting that the tree line was the property line. It turned out that part of what the Rissos and Kelly both thought was part of the Kelly property actually belongs to the Risso Family Trust. The Rissos suggested simply moving the boundary line to reflect the property boundary as currently used. A short discussion found no problems with the proposed Lot Line Adjustment.
Terry closed the Hearing at 7:20P.M.
Terry called for a motion to decide whether or not the DRB would approve the Lot Line Adjustment.
Martha moved/Bonnie seconded the motion to approve the proposed Lot Line Adjustment. Approved

2. Warned Hearing to review request for Lot Line Adjustment by Wendy Sichel-Tug Mountain Timberland Association.
Terry opened the Hearing at 7:25P.M. Wendy Sichel explained the map and the purpose of the Lot Line Adjustment. A short discussion found no problems with

the Lot Line Adjustment as proposed.

Martha moved to close the Hearing, Terry seconded.

Bonnie moved/ Martha seconded the motion to approve the requested Lot Line Adjustment. Approved.

3. Discussion of Melville Dickenson's request for a third extension to submit his mylar for a previously approved subdivision (SD2015-004, September 23.2015). The consensus is that the period of approval has expired twice and he will need to reapply for a subdivision. Terry will write a letter informing him that since he has not met the conditions of the original approval the Subdivision is no longer approved. Should he want the property subdivided, he will need to submit another Application for Subdivision.

Old business:

1. Discussion of process for lot line adjustment.
The discussion included several considerations: the need for a standard form for the application that includes both property owners as requestors; an updated deed to reflect the lot line adjustment and an updated drawing.
Steve pointed out that there is currently a conflict between the subdivision and Zoning Board Regulations for lot line adjustments.
Terry brought up that in transferring decision making for lot line adjustment from the Zoning Administrator to the DRB, the Select Board wanted to know whether the DRB also wants to take responsibility for annexation in addition to lot line adjustment. The DRB agreed to include annexation, however wanted clarification about the differences between the two.
Steve extended the question about the difference between a lot line adjustment, and annexation to include acquisition. He will ask Two Rivers whether they have information relevant to this discussion.

Adjournment:

Martha moved/Bonnie seconded; the DRB meeting adjourned at 8:35P.M.
Next meeting is scheduled for Wednesday, January 18, 2017 at 7P.M. at the
Strafford Town Office.

Respectfully submitted,



Bonnie Bergeron, Secretary
Town of Strafford, DRB