

Town of Strafford Development Review Board
December 20, 2023, 7 P.M.
Minutes

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

Other Attendees: Christopher Boyle, Chip O'Dell, & Brooke Johnson

Approval of minutes: From October 18, 2023, meeting, Martha moved to approve the minutes as written and Dan seconded, all approved.

Agenda:

1. Rachel Kendall has submitted a Conditional Use Permit to use her barn and property as a wellness retreat, events, weddings, etc. located at 20 Kendall Road. The hearing was closed and re-warned to be opened for September's meeting, then subsequently tabled to December's meeting.

The hearing opened at 7:06pm. Terry noted that the board should go over the site plan review standards first and then the conditional use standards. Martha noted that an engineer's report for run off and drainage has not been completed, lighting is in question along with potential landscaping and highway usage. However, because the new zoning is now in play and the board has not asked for a full site plan review in previous hearings, we should waive this requirement.

Bonnie mentioned to the board that Rachel has submitted a new building permit for an accessory dwelling unit 55x55 that was also noted in her email to the board and on the site map as potential future housing. Brian denied the permit due to the Conditional Use hearing still being open, which means it will now come before the board. The board discussed and decided that the new permit should be added to the Conditional Use permit and the hearing based on Rachel's email noting it was part of future plans for the business. All agreed.

Martha made the motion to close the hearing and Sean seconded, all in favor.

New Business: Chip O'dell filed his mylar late and is requesting the board go back and amend the date it's due. Martha made the motion to grant O'dell an additional 100 days to file the mylar and Terry seconded. All in favor.

Martha made a motion to go into executive session at 7:35pm for the Kendall hearing and Dan seconded, all in favor.

Martha made the motion to come out of executive session at 8:45pm and Dan seconded, all in favor.

Martha made the motion for the DRB to approve the CU application submitted by Rachel Kendall on Feb. 21. 2023 based on the Conditional Use standards 6.1.4 criteria below in Strafford Unified bylaws dated November 16, 2023, Sean seconded. All in favor, none; all opposed: Terry Garrison, Martha Walke, Dan Ruml, Sean Lewis and Bonnie Bergeron.

Conditional Use Criteria

1. Character of the area affected: No does not fall in line with the town plan.
2. Traffic on roads and highways in the vicinity: No, Old City Falls Road is a class three road and the proposed activities will result in an unreasonable traffic volume of guests requested up to 150 people. No adequate on-site parking on applicant's land.
3. The Utilization of renewable energy resources: N/A

4. Compliance with other regulations and Town Plan: No, no commercial development permitted in RR1 zoning within the town plan.
5. Exterior storage: N/A
6. Growth: No, business applied for and number of buildings and guests on site exceeded the Town Plan.
7. Scenic Resources: N/A
8. Lighting: Limited information submitted
9. Historic Resources: N/A
10. Forestry and agricultural resources: N/A
11. Significant Wildlife Habitat and Plant Communities: N/A
12. Mass and Scale: Proposed barn structure does not resemble the general size, style and shape of other structures in the same district.
13. Community Facilities: N/A
14. Landscaping: No drawings or renderings submitted.
15. Storm water and erosion control: No Engineers report submitted with application.
16. Noise: Does not meet the standard for noise and hours.
17. Dust/Smoke and Oder: N/A
18. Vibration: N/A

Accessory Dwelling Permit is denied due to size applied for as it cannot be larger than 1500 square feet due to the size of the primary home.

Martha made the motion to adjourn at 9:07pm, Sean seconded, all in favor.