

Town of Strafford Development Review Board

August 20, 2025

Minutes

**Board Attendance:** Terry Garrison, Chair; Dan Ruml; Sean Lewis; Martha Walke & Bonnie Bergeron, Clerk.

**Zoom Attendee:** Matthew Barnes

Martha moved to accept June 18, 2025 minutes as written, Dan seconded, all approved.

Matthew Barnes submitted an application for an annexation of a five-acre parcel (lot #107) into his larger parcels located at 105 VanDyke Road. This was followed by a lot line adjustment to change the size of the remaining two parcels (lots #105 & #125). Matt clarified that he would like to absorb the smaller 5-acre parcel and annex parts of it into the larger 78.96-acre lot and the remainder into the 25-acre lot. The Board noted that a survey would be required for the smaller parcel and to show the boundary line change between the two remaining parcels. Bonnie noted that zoning does say either one complete survey is required or it can be two individual surveys.

Matt said he is currently having a survey done of the smaller property by Rob Townsend, American Consulting Engineers and already has one for the larger parcel that was done previously.

Martha moved that we accept the annexation of the 5-acre lot noted on the map submitted as lot 107 to be absorbed into the current entire property. Terry seconded, all approved.

Martha moved to accept the new lot line adjustment as submitted creating a 25.24 acre and a 78.96 acre lot with a mylar(s) being completed to show the new lot line between the two parcels and that the smaller 5-acre parcel is gone. Mylar(s) to be submitted within 180 days of approval, Sean seconded, all approved.

Board reviewed the new DRB job description for a vacancy with one change taking out the names of the board members. Bonnie will make the changes and then send it to the Selectboard for approval and posting asap.

Dan moved to adjourn and Martha seconded at 7:48pm