

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

**Call to Order: 7:00pm**

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

**Other Attendees:** David “goes by Tony” Mack, David Paganelli, Judith Folk, Ellie and Charles Anderson, and Nancy Butler

**Approval of minutes:** From July 27, 2023 meeting, Martha moved they be accepted as written and Terry seconded, all approved.

**New business:**

1. Eleanor and Charles Anderson along with David Paganelli have requested a lot line adjustment of 0.4 tens of an acre be added to David’s 16 acre parcel, leaving the Anderson’s with a total of 0.42-acre to be added to their 0.40 acre lot according to their application. Martha noted that the acreage in the Anderson parcel on the original application is not correct, it should be 0.50 acres and would change to be a total of 0.92 acres after the lot line adjustment.  
Both parties would need to annex their amount into their parcel with the filing of a new deed. David Paganelli noted that there is a pin where the line is drawn so a new deed can be drafted according to their attorney. Terry made the motion to approve the lot line adjustment with the corrected numbers and the that the acreage would be annexed into each applicants’ parcels. Martha seconded it and all approved. It was later noted in the meeting that the Anderson’s would need to have a survey submitted showing the boundary changes and how the 0.82 acre lot was separated and divided between both parties. Bonnie will send both applicants an approval letter outlining what needs to be done.
2. 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. Hearing was closed and re-warned to be opened for September’s meeting. Both parties have requested to post-pone the hearing until October’s meeting. Bonnie said that the board has the option to open the hearing and table it or Martha made a suggestion to do another mailing for the abutters and charge Rachel Kendall another \$150.00 for the mailing or Bonnie could send a non-certified letter to abutters. Nancy Butler suggested the DRB post to the website or the list serve the DRB Agenda prior to a meeting. Terry is suggested we open the hearing and then table it. Terry made the motion to open the

hearing and per request of the applicants to table the hearing until October 18, 2023 meeting. Martha seconded, all approved.

Board discussed posting the agenda on the Strafford List Serve on the Monday before the scheduled meeting to notify the town of current board items on the agenda. Bonnie will do so each month.

3. Meredith Kendall Email review. Martha sent the DRB an email asking for a progress report on where things were at with the 3 acre lot line adjustment she requested on February 22, 2022. Martha noted that she spoke with Jessie last year some time and told him that we could no longer cash his check due to its age and the mylar could not be recorded as it was submitted according the listers and needed to be fixed and resubmitted. That is the last anyone has heard from Jessie or Meredith Kendall regarding the 3-acre lot line adjustment. Terry suggested Bonnie get back to Meredith telling her to get in touch with the listers to learn what needed to be corrected on the Mylar. She will also need to reapply for another lot line adjustment since the required time frame has lapsed.
  
4. David Mack and Tahnit Sakakeeny have submitted a Conditional Use Permit to host up to 6 Weddings per year at their property located at 21 Havelock Hill Road Strafford VT at either the main house or the farmhouse.  
Hearing opened at 7:45pm, David noted they are in the beginning stages and this permit being the first step. They would like to have weddings at their house up on the hill or down at the farmhouse. They would have a tent in front of the barn and a ceremony up by the house. Terry noted that at some point we would likely do a site visit. David would allow clients to decide where a good spot would be when they arrived. No more than 200 people and that would be the maximum and Terry asked about how many cars that might entail. David noted that people could park in front of the barn or further down the road in the field, he thinks they could fit up to a 100 cars. David is open to smaller numbers if that's what works for the board and town. Dan asked if the Tent was for the reception only or could also provide shelter for the actual wedding as well, David said that it would be up to the clients to decide they are only offering the location. Clients would hire out all food and alcohol served and permits related to that. Martha asked David if he knew there was a noise ordinance and noted that although they are private noise does carry. Travelling on the road is also a concern because our zoning notes that traffic cannot adversely affect neighbors and locals. Spring time due to mud season would not be advisable. Sean has recused himself because he is friends with David and is also his neighbor. David said they are looking at June to September months and the hours would be late morning to set up and the event to end at the time required.

Nancy Butler is not an abutter but is concerned about the noise, traffic etc. a wedding that hosts 100 people would be 50 cars that doesn't include the set up and vendors. She is also worried about the people and horses that use that road and how dangerous it would be along with people that have been drinking and the safety surrounding it. She feels there is no benefit to the community to have it be a wedding venue and more of a

detriment to her quiet life style and her neighbors. Bonnie noted that the board could table the hearing and give Tony and Tahnit time to discuss with their neighbors' options and how they would like to proceed. The board will put it on the agenda for the October 18<sup>th</sup> DRB meeting and a possible site visit if Tony decides to move forward. Tony also mentioned that because people would need to stay in Norwich or surrounding towns that busing people in could help with the traffic. Martha moved we table the hearing until October 18, 2023 meeting and Dan seconded, all approved.

5. Bonnie asked the board about Courtney Hardy housing the occasional dog for clients or for the town as dog catcher and does she need a Conditional Use permit to do so. Martha noted that she is considered agriculture and does not need a permit.

Martha moved we adjourn at 8:17pm and Sean seconded, all approved.