

**Town of Strafford
Development Review Board
January 19, 2022 7P.M.
Minutes**

Call to Order: 7:02 pm

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

Other Attendee's: Russell Stone, Rachel Kendall, Meredith Kendall, Jacob and Colleen Lee

Approval of minutes: From December 15, 2021 meeting, Martha made the motion that they be approved as written, Sean seconded, all approved.

Report of Zoning Administrator: N/A

New business:

- 1) Russell and Dawn Stone along with Jacob and Colleen Lee would like to do a lot line adjustment. Stone lot is currently 4.72 acres and after lot line adjustment 4.23 acres. The Lee lot is currently .98 acre and after the lot line adjustment would be 1.47 acres. Russell noted that when Jacob and Coleen purchased the Manning property the property line went right through their garage. So, they are moving the boundary lines to get the garage within the boundaries and the back line. Russell explained that .17 tens of an acre will move the line to encompass the garage and make it within the setbacks. The back line to be moved .32 acres will also be added to Lee's parcel. This would make Russell's final acreage to 4.23 acres and the Lee's property to 1.47. Applicants also included in their application a letter from Carlton Fuller from the State Agency of Natural Recourses dated 1/10/22. Terry moved that we approve the lot line adjustments as submitted and Dan seconded it, all approved.

- 2) Rachel Kendall and Meredith Kendall are requesting a lot line adjustment. Meredith currently own's 177.27 acres and would be adjusting her line to give Rachel 7.3acres to increase Rachels lot to 10.3 acres. Rachel kendall applied for a subdivision but changed it for a lot line adjustment after discussing options with Bonnie. The adjustment would also encompass her well so that it's on her property. Meredith will be leaving a 50' section so that her land will remain touching and contiguous. It is noted that the land is in Current Use and Meredith understands that she will need to have this parcel removed from Current Use within the state and pay the penalty. Robert Townsend is the Surveyor and will be finishing the surveying. Terry recommended the Applicants get in touch with the VT Agency of Natural Resources to notify them of the line change in conjunction with the town approval. Terry made the motion that we approve the lot line adjustment as submitted and Martha seconded it, all approved.

Old Business: Last month Dottie Dubey questioned the board about subdividing her land into two parcels and the board noted that she would be required to have the lot being sold 67.7 acres surveyed. After researching previous board minutes, it was noted that a survey would not be required if 10 or more acres. See minutes from August 19, 2015 and she is asking the board to reconsider having her survey the 67.7 acres to subdivide.

Board discussed Dottie Dubey's potential subdivision and her unique situation of land being on both sides of the road. Bonnie noted that her deed does give Mets and bounds for the acreage on the West side of the road and the Mets and bounds for the house side. She also has an old survey that shows the entire parcel and total acreage. It was decided that because the old survey nor the deed notes the acreage separately for each side of

the road that she will need to survey one side or the other. For cost reasons it would be beneficial for her to have the house side of the property surveyed and then filed with the town to show the separation. It was further agreed that any new parcel being broken off from a larger parcel would need to be surveyed and filed with the town.

Bonnie mentioned that Meredith and Rachel Kendall paid for a subdivision application and should have paid for a lot line adjustment. Should the town reimburse them for the difference in fees? The Board agreed that they should be reimbursed.

Martha made a motion to adjourn and Sean seconded, meeting ended at 7:42pm