

**Town of Strafford
Development Review Board
October 21, 2020 7P.M.
Minutes**

Call to order: 7:00pm meeting called to order

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

Other Attendees: Barbara Thomson, Hilary McNamee and Willy Ramsey, Steve Sidel

Approval of minutes: From September 16, 2020 meeting, Martha moved to accept the minutes as written Bonnie seconded it and all approved.

Report of Zoning Administrator: N/A

New business:

1. Barbara Thomson Melton, court appointed Guardian for Ian and Janet Thomson submitted a Zoning application dated 9/1/20 to sell .75acres of land located in the Village located at 249 VT Route 132 to Hilary McNamee and Willy Ramsey. Doing so would then leave the Thomson property with .5 acres of land and McNamee/Ramsey with 1 acre. This meeting is a continuance from last month's meeting due to only three board members being present, and applicants wanting more members present to vote.

Martha talked to Donald Graham who is on the planning commission and he noted to her that you cannot make a conforming lot a non-conforming lot at any time. Martha suggested maybe Rod McClay would sell them some land? Willy noted that the McClay land does not touch their land so it would be no benefit for them to do that. Barbara noted that the current lot is 75% nonconforming and by selling them the land it would only make them about 30% nonconforming. Dan noted that what Martha has relayed from Donald Graham is very clear and he doesn't see any way around it. Dan suggested that part, say .75 acres, of the Thompson property be leased to Hilary and Willy before the sale.

Terry made a motion to close the hearing and Martha seconded it. The board voted and the application was denied by all four board members. Applicants asked if there is anything else they can do to appeal the vote and Dan noted that a variance could be looked at but they would have to meet the requirements for the variance guidelines. Board agreed that we do not want to set a precedence within the guidelines. It was discussed to offer Willy and Hilary a life lease or easement for the use of the land, Bonnie noted that from a Real Estate perspective that giving an easement is an option for everyone to get what they want.

2. Steve Sidel is in the process of purchasing a 1.9 acre lot of land on Miller Pond in the Miller Pond zoning district. This is an informal request to ask the board what is possible for him to do with the property. He is inquiring what he can do with the property in terms of putting a dock into the pond, build a small shed for supplies, parking, etc. Martha mentioned for Steve to look at page 14 in our zoning regs for permitted uses of the

land. For parking or making a driveway across the town land he should go to the select board to ask for permission and work out the details with them. The board noted that this parcel is a considered a nonconforming lot, to keep that in mind when navigating it's uses.

Martha moved to adjourn and Bonnie seconded it at 7:29pm