

**Town of Strafford
Development Review Board
September 16, 2020 7P.M.
Agenda**

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

Member Attendance: Bonnie Bergeron, Sean Lewis & Martha Walke

Other Attendees: Tim & Joann Ryan, Barbara Thomson, Hilary McNamee and Willy Ramsey

Approval of minutes: From August 19, 2020 meeting, Sean moved to accept the minutes as written Bonnie seconded it and all approved.

Report of Zoning Administrator:

New business:

1. Formal hearing to discuss a variance submitted by Timothy and Joanne Ryan regarding building a 12' x 20' shed/ barn with storage on their property located at 311 Justin Morrill Hwy. The Ryans did talk with the Crocker's and they have no issues with the Ryan's building 5' from the side boundary line. The Ryan's responded via an email dated August 31, 2020 at 1:52pm regarding the 5 criteria that needed to be answered to issue the variance, all criteria were met. The structure will be built with barn boards for siding and a shingled roof, the height will be 18' to the peak. Bonnie made a motion to close the hearing and Sean seconded, hearing closed. Sean made the motion to approved the Variance as written, and Bonnie seconded it, all approved.

2. Barbara Thomson Melton, court appointed Guardian for Ian and Janet Thomson submitted a Zoning application dated 9/1/20 to sell .75 acres 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.

Barbara Thompson would like to sell .75 acres to Hilary McNamee and Welly Ramsey which would make the Thompson's lot a non-conforming (.59a) according to Strafford zoning and the Ramsey lot (1 acre) conforming. Martha has noted that we cannot make a conforming lot non-conforming. After review of page 40 4.6 (Non-Conforming Uses) Sean noted that if the degree of non-conformity for the Thompson property is more than that of Hilary and Welly's, we are not making a lot more non-conforming rather swapping and increasing the amount of land then maybe that was the intention of the bylaws. Meaning if Hilary and Welly's lot is currently .25 acres, adding the .75 will make that a full acre lot leaving the Thompson lot to be reduced to .59 acres. By allowing the .75 parcel to be sold we are swapping the non-conforming lot to the Thompson's but increasing the amount of land to the McNamee and Ramsey lot.

Martha noted that she still doesn't agree with making any lot more non-conforming but

maybe it needs more discussion. Willy Ramsey noted that the land they would like to purchase from the Thompson property is for protection to their property and it has no value to anyone else.

Bonnie mentioned that because there are only three board members present that we all have to agree to approve an application that applicants do like the full board to vote. It was agreed by all that waiting till next month when all board members could be in attendance was favorable. Hilary is researching on the original intention of the property and how it ended up with only .25 acres. Barbara noted that her deed does reference two parcels from the 1960's, one parcel that includes the land she is wanting to sell to Hilary and Welly. Bonnie asked Barbara to email her a copy of her deed for next month's meeting.

Sean motioned to adjourn and Bonnie seconded it at 7:56pm