

Town of Strafford
Development Review Board
Meeting Minutes
May 15, 2019
7pm

Meeting called to order: 7:00pm

Member Attendance: Martha Walke, Bonnie Bergeron and Steve Campbell.

Other Attendees: Brian Johnson, Arthur Roberts

Approval of minutes from February 20, 2019, Martha moved to approve the minutes, Steve seconded, all approved.

Zoning Administrator report: Zoning application denied for Roberts/Durstin

First order of business: Denied Zoning Application from Arthur Roberts and Lisa Durstin to build a 3 bedroom single family home, this would be a second structure on a 3 acre parcel, ID 05.130 parcel 1B.

Current structure has a five bedroom septic on parcel id 05.130 1B. Currently using 3 bedrooms in the existing structure and would like to build another 3 bedroom home.

Detached house needs to be less than 50% of the primary house. Arthur Roberts built the detached structure first which is currently 1850 square feet which means he would need to build a primary house that is a min. of 3700 square feet. His application submitted was to build a 3 bedroom single family home 1480 square feet so he would need to enlarge his current septic system though the state.

First building plan presented is 3840 square feet which would meet the requirement for the primary structure. The second set of plans submitted to the board is to build a structure that is less than 1480 square feet to meet the requirements. This square footage does not include finishing the basement, which he may want to do in the future and this would put him over the square footage allowance.

Martha would like the building permit to be resubmitted with the correct information on it and have the application be rewritten to state that he is building a 2 bedroom 3700 + square foot home as his primary residence.

Steve is recommending that Arthur build the larger 3700+ square foot structure to meet the zoning requirements because if he builds the smaller structure and then finishes the basement he would be over the allotted permitted square footage.

Original application has been withdrawn and Arthur agrees to come in tomorrow to resubmit the building application and make the necessary changes to reflect the board's decision (3700+ square footage home to be built with 2 bedrooms. The State WW permit is currently being applied for to upgrade the current system to 6 bedrooms). Steve will stop in tomorrow to sign the permit application.

Martha made a motion to adjourn the meeting and Bonnie seconded it at 8:25pm