

**Town of Strafford
Development Review Board
October 18, 2023 7 P.M.
Minutes**

Call to Order: 7:00pm

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

Other Attendees: Rachel Kendall, Linda Titus, Stephen Marsh & Chip O'Dell

Approval of minutes: From September 20, 2023 meeting, Martha moved to approve the minutes as written and Sean seconded, all approved.

New business:

1. 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, then subsequently tabled to October's meeting.

Rachel said she is working with the Fondern's to come to an agreement that works for everyone on how many weddings, yoga retreats etc. they can agree on. She just did a sound test and expect to have the results soon that can be presented to the next meeting and the agreement they have come too. Chris agreed with Rachel and said his hope is that their agreement will help the board in making their decision. Martha asked Chris if he was aware that the new zoning bylaws are currently active and although they have not been officially adopted they are in effect while the town is in the process of adopting them. She suggested that Chris and the Fondern's review section 6.1 regarding noise. Chris asked if the board preferred a form of their response and Bonnie noted that an email is fine before the next meeting. Chris asked if the board would table the hearing for another month to give more time to submit their proposed agreement. The Fondern's and Rachel's hope is that the board will have the proposed agreement between the parties before the November 15th meeting.

Linda Titus noted that she did not recall receiving the first notice to the CU Permit hearing but did receive the second notice as an abutter. She is concerned about security for the area, noise and congestion on the roads in the area. Her future hope is to preserve the land and to retire on her property so the noise is a big concern, cars and the possibility of wedding attendees wondering onto her land. Rachel noted that the events are located at the bottom of her property, far away from Linda's property so she didn't feel anyone would wonder that far into the woods. She noted that she is currently working with her neighbors the Fondren's where she has agreed to only having two weddings a year up to 135 people and she would notify neighbors of these events. She noted that a noise test had been done and it was about 45 decibels down

the road. Events would be done at 10pm to help keep neighbors enjoying their property and guests would be asked to stay within her property. Rachel will focus more on Wellness and small get togethers would be a small amount of people. She is also going through Act 250 and working on all the criteria to satisfy their requirements. Stephen asked Rachel how she would handle the attendees who have been drinking and subsequently will be driving on the roads that are already a bit dangerous to navigate. Rachel said she would be hiring a certified bar tender that is required by the State to monitor attendee's and how much they drink, attendees are also not allow to bring alcohol or leave with alcohol, she also could hire Ed Eastman to monitor the roads during and after an event.

Martha read out loud the new zoning definition for Conditional Use Permit.

Terry made the motion to table the hearing to November 15, 2023, Sean seconded, all approved.

Chip O'dell attended to ask the process to getting mylar's signed for his subdivision and then the lot line adjustment and requested if the board could sign them when they come in, and the board agreed. Bonnie noted that she had talked with Tom Otterman the Surveyor and explained to him that because the survey was done first we would need that survey as well as the subsequent survey showing the lot line adjustment and they would be signed according to approval.

Bonnie asked the board about the Anderson and Paganelli lot line adjustment and if both parties need to have a survey done on the new pieces they were annexing. In this case a separate deeded lot was being split into two parts and then annexed into two different owners' parcels. Sean made the motion that both parties should have the new acreage surveyed and a mylar filed at the town, Martha seconded, all approved. Bonnie will send approval letters to both parties with the guidelines.

Martha moved we adjourn at 8:10 pm and Sean seconded, all approved.