

**Town of Strafford  
Development Review Board  
August 17, 2022 7P.M.  
Minutes**

**Call to Order:** 7:01pm

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

**Other Attendee's:** Patricia and Ben Younce

**Approval of minutes:** From March 16, 2022 meeting, Martha made the motion to approve as written, Sean seconded, all approved.

**Report of Zoning Administrator:** N/A

**New business:**

1. Kumari Patricia is requesting the town to fill out an Act250 "Municipal Impact questionnaire" She would like to build three one-bedroom cottages with plumbing, two summer "hideaways" which are basically sleeping sheds on skids and a yurt that will serve as a yoga studio and community center on three lots totaling 51 acres that also includes a single-family residence.

Martha questioned why it was not submitted as a PUD with the town, Patricia noted that when they purchased the property in Nov. in 2020 it was already three individual lots, with septic designs. Brian noted it was considered a camp ground so he thought it fell into that zoning category. Lot 2 currently has two structures (guest houses) being built on 6-acre lot and they would like to add a third structure. Discussion/permit about a conditional use permit should have been brought before the board. Terry has asked the board if a conditional use permit should be filed before proceeding and the board agreed. Martha suggested we only charge them the difference of the fee from what they have already paid when they paid for the zoning permit.

Martha offered to fill out the Municipal Impact Questionnaire and work with Sean the fire chief to ensure fire and rescue could access the structures. Dan asked if the three houses needed to be together and Patricia said no the third building could go on Lot 3 but all three structures will go into the same septic system that's been designed. Exterior of the structures will be faced with stone from the land and the linehan's their closest neighbors are aware of the project and in support. September 21<sup>st</sup> is our next meeting date.

2. Meredith Kendall submitted an application February 22, 2022 for a lot line adjustment to benefit Jessie Kendall by adding 2.63 acres to his lot for a total of 13.4 acres. Meredith's lot would be reduced from 166.97 acres to 164.27 acres. The Board approved the lot line adjustment and a Mylar was submitted by Jessie Kendall. The listers have rejected the mylar due to some inaccuracy and asked for it to be resubmitted to the town. The new mylars have been submitted to the board; discussion about signing.

Martha suggested we asked Kerry Bushway to review the Mylar before the board signs the mylar. Martha will deliver to Kerry and have it reviewed.

Conditional Use and who is required to obtain a permit. Martha is reading the definitions and discussed was the definition for a home occupation and or rural small enterprise (pg.18) and how they differ. Board noted that all properties currently in question would be grandfathered in and new cases would need to be evaluated case by case.

Dan made a motion to end the meeting and Terry seconded.

Meeting adjourned at 8:26pm