

STRAFFORD PLANNING COMMISSION  
August 18, 2014

Present: Steve Campbell, Chair; Guy Denechaud; John Echeverria; Donald Graham; Mike Scanlan; Martha Walke; Steve Willbanks.

Meeting called to order at 7:05PM.

Minutes from July 21, 2014 approved with spelling corrections.

Chapter 3, General Regulations, of the Strafford Zoning Bylaw draft, sections 3.1, 3.2, 3.3 and 3.4 were discussed and the following changes made:

**3.1 Existing Small Lots**

letters of initial words following numbers changed to small

**3.2 Required Frontage On, or Access To, Public Roads or Waters**

¶ one ends after the word 'below'. (line 31)

¶ two line 35: omit 'or his agent'; change 'Administrative Officer' to DRB

¶ three: "Based upon the above easement submitted the DRB shall conclude whether or not said lot has permanent access to a public road or public water prior to approving development."

**3.3 Lot Line Adjustments**

"A Zoning Permit shall be required for any lot line adjustment. A Zoning Permit for a minor lot line between two adjacent lots, provided there is no change in the number or use of lots, and the adjustment involves less than an acre of land of any involved lot, may be issued by the Administrative Officer. A zoning permit for any other lot line adjustment shall be issued by the DRB. For the purposes of this bylaw, a lot line adjustment is not considered a subdivision. Permits or written exemptions from the Agency of Natural Resources (ANR), State of Vermont, are required prior to consideration by either the Administrative Officer or the DRB."

**3.4 Lot Annexation**

"Annexations that result in the merger of any existing adjacent lots (in their entirety) into a single lot need only a zoning permit issued by the Administrative Officer. All annexations shall be recorded with the Town of Strafford by filing a deed and plat with the Town Clerk. Permits or written exemptions from the Vermont ANR may also be required.

Subsequent division of any lots resulting from such an annexation shall require a Subdivision Permit. Upon annexation of abutting land to an existing lot, the property shall be considered merged and classified as a single lot."

End of Bylaw discussion. Steve Campbell, Chair, will send to the Commission members the entire document with the updated sections, cumulative and dated.

Meeting adjourned at 8:27PM.

Respectfully submitted,

Martha M. Walke, Secretary