

**Town of Strafford  
Development Review Board  
September 22, 2021 7P.M.  
Minutes**

**Call to order:** Meeting called to order at 7:06 pm

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

**Other Attendees:** Richard Eastman, Michael Stoffel, Rebecca Emeny, Tom Otterman, Doug Cook, Kim Cook, Jessica Tidman, Tom Scull, Owen Campbell, Jennifer Campbell, & Rebecca Fucci, Ross Finn.

**Approval of minutes:** from June 16, 2021 meeting, Terry moved to accept the minutes, Martha seconded, all approved.

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

**New business:**

1. P. Thomas Scull and Jessica T. Tidman have requested to subdivide their property 24.7 acres located at Mine Road into two lots. Lot 1, 21.6 acres with existing home to be retained by the owners Lot 2 to be 3.1 acres.

Hearing opened at 7:08pm

Jessica noted that they proposing making the 3-acre lot with existing home for her mother to live there. Driveway access would be via Mine Road, Martha asked how steep the access is and Thomas noted that it is actually pretty flat. Owners verified that there is 300' of road frontage. Tom Otterman noted that the entire property was previously surveyed and that he will be providing an updated survey showing the 3-acre lot for the mylar to be filed. Ross Finn asked if the land was wet and the owners noted that the lot is actually very dry and perc tested very well for a septic system. Terry made a motion to close the hearing, Martha seconded all in favor. Terry made a motion to approve the subdivision and Martha seconded all in favor. 180 days to get the new updated mylar filed with the town.

2. Richard and Pamela Eastman have requested to subdivide their property 172.8 acres located at 5 Eastman Lane into two lots. Lot to be 52.5 acres with existing home to be retained by the Eastman's, Lot 2 to be 120.3 acres being created as an improved lot, access to be provided by a 40-foot easement across Lot 1.

Hearing opened at 7:16pm

An updated map was submitted the day prior to the hearing so Lot 1 will be 24.7 acres and the new lot will be 148.1 acres the difference between the new plan and the plan submitted is due to a 40' row being taken away and the new lot will now have road frontage off Pennock Road. Lot 2 will be conveyed as an unimproved lot in the future. Owen Campbell is wondering where the stream is located, Owen noted that his spring will remain with the Eastman property and within the 24.7-acre lot. Owen asked that the board send him a copy of the updated map. Terry moved to close the hearing 7:20pm and Martha seconded it. Martha moved that the application submitted and map as amended be accepted, Terry seconded, all in favor.

3. Rebecca T. Emeny and Michael M. Stoffel have requested a lot line adjustment between them and Doug and Kimberly Cook. The new property line between respective properties would swap a strip of land that was the former access area between the Oelsner and Lewis properties. A portion of the land will be exchanged against land that Doug and Kimberly Cook own. The Red Line indicated in attachment is the proposed new line.

Doug Cook is swapping his ROW access down the hill into town in return for the same amount of land to square off his parcel from Rebecca Emeny and Michael Stoffel. The cooks would like to know that this can be done before paying a survey and Dan agreed that he would like to see a survey before officially surveying the properties. Bonnie noted that both lots would need to be surveyed and new deeds drawn up. Michael has noted that it is a big expense which he is not sure if he is comfortable with. Michael also asked about his leach field being on the land that would be swapped with the Cooks and Doug Cook noted that the land containing his leach field would be protected within his deed. When the owners are ready and have the properties surveyed they can come back to the board for formal approval.

Bonnie discussed with board the ability to update current application forms such as our subdivision forms which currently do not include email addresses or other vital information that is not collected at the time of submission. Also there is currently no form for a lot line adjustment which is needed. Martha offered to help Bonnie work on forms and to reformat them to be presented to the board for approval.

Martha moved to adjourn at 7:43pm and Terry seconded.