

**Strafford Development Review Board
Meeting Minutes
September 13, 2018**

Present:

Dan Ruml, Steve Campbell, Terry Garrison, Martha Walke, Bonnie Bergeron
Laura Martineau, Philip Nash, Nancy, Colyn Case, & Ralph Fine

Meeting called to order at 7pm

Approval of April 19, 2018 minutes and May 16, 2018 Minutes: Martha moved to approved both minutes and Dan 2nd. All Approved.

No Report from Zoning Administrator

New Business:

Zoning Permit application #2018-9 and parcel ID: 16.081 submitted by Nancy and Colyn Case on July 19, 2018 to build a 20x30 barn on their parcel was approved by the Zoning Administrator and appealed by Laura Martineau and Philip Nash on

Documents Submitted:

1. Zoning Permit from Case's received July 19, 2018
2. Permit decision approved by Zoning Admin. 2018-9 on August 5, 2018
3. Formal letter of Appeal, dated Aug. 20th sent to Town Clerk. First information letter received Aug. 14th to the Select board asking about the process of how to appeal.
4. Offer of Opinion from Trudell Environmental Services dated Aug. 20, 2018
5. Letter from the Cases dated September 9, 2018 that address the appeal
6. Updated Trudell Environmental Services Letter submitted at the meeting dated September 12, 2018

Laura Martineau has noted that her main concern is for the environmental and erosion impact this project will have on the shared driveway and Sawnee Bean Road. She is concerned about water control and erosion that could be handled with swales and ditches, also concerned about the size of the land used for a barn, arena and the horse's impact. Laura is requesting that a detailed site plan be submitted before a decision is made, noting that the plan submitted by the Case's is only a conceptual plan not a site plan as noted in Zoning Ordinance. Philip Nash noted that the Case's have started moving dirt and was told that they had permission. The Zoning Administrator did give the Case's permission to do some digging to determine drainage and test the soils.

Steven noted that in Section 1.8D if the Case's are only building a barn it is not in our privy to address the permit in front of the Strafford DRB Board as it meets all zoning requirements to be granted by the Zoning Administrator. Laura Martineau noted that for this project to be considered Agricultural land it requires 4 horses under the VT Statutes Definitions.

Nancy has noted that if the small field was a concern that they do own 100 acres and there is an additional 3 acres that boarder the field that used to be pasture years ago and that they could clear more land to turn it into pasture if needed. She will practice good land management while her horses are home and rotate them so that everything is green and stays that way. The field is not that steep and would work great for a winter pasture. Nancy picks up all the manure every day and puts it in a compost area which decreases any run off potential. The driveway will only be gravel on one side to provide access to the barn. The remainder of the driveway will be left as grass, the cases will only smooth it out and then reseed it.

Colyn Case submitted photos of the site from different angles showing the slope and swales already in place. Cases are asking that the board consider deciding as soon as possible due to winter approaching and running out of time to build.

Ralph Fine added that he is 150% positive that the Cases will do a very good job on this project and he has zero concern that this project will be a problem and that it is a good thing for the community and neighborhood.

Martha moved that the hearing be closed and Bonnie 2nd it. All voted to close the hearing.

Boards Decision:

1. No riding arena is proposed at this time so this was not part of the Boards decision.
2. Existing shared driveway already has swales in place to deal with water runoff.
3. Impervious run off was determined to be less then 1 acre with the 20x30 building and driveway access to the barn.
4. There will be a swale east of the barn to help with run off from the roof of the barn.
5. Applicants met current Zoning requirements to be issued a zoning permit.

All Members voted to deny the appeal; it was unanimous by all board members to deny the Appeal.

Martha moved to adjourn the meeting and Dan 2nd it.
Meeting adjourned at 8:45pm