

**Town of Strafford  
Development Review Board  
October 19, 2022 7 P.M.  
Minutes**

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

**Approval of minutes:** Approval min. From August 17, 2022 meeting Martha moved to approve as written and Sean seconded, all agreed. September 21, 2022 site meeting minutes will be addressed at our next scheduled meeting.

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

**Other Attendee's:** Patricia and Ben Younce, Michael Scanlan, Hilary Linehan, abutter, Alan Davis, Rocker Fuller, Cindy Binzen, Tim Bergeron, abutter

**New business:**

1. Michael Scanlan and Anni Praetorivs and Doug and Kimberly cook have applied for a lot line adjustment to exchange .16 of an acre to square off property lines. Survey done by Tom Otterman dated August 25, 2022. Both properties are staying the same size they are moving the lines to square off the boundary lines. Martha made the motion to accepted as submitted and Dan seconded, all approved.
2. Hearing opened at 7:07pm, Terry would like each board member to ask questions and give their opinion on what rule the development falls under within our Rules and Regulations then listen to the applicants before moving forward. Terry feels it falls under our Planned Unit Development regulations, (PUD) but could also categorize it under Rural Small Enterprise and if we treated it this way we would do a site plan approval and deal with the application as its purposed. Sean thinks it should be more rural small enterprise guidelines which requires the site approval and conditional Use Permit. Martha thinks it falls under a PUD and is concerned about all the structures and waste water being on the same lot, she would not define a cottage as being 800 square feet.

Our Zoning administrator approved three structures even though they don't meet the zoning size requirements. Dan believes it's a commercial (Small Rural Enterprise) due to the business aspect and the turn over of the cabins etc. Terry read the description in Strafford zoning regulations on the definition on Small Rural Enterprise (3.5 page 18).

Patricia Younce went over the scope of the project as detailed in her permit for other attendees to hear the scope of the permit applied for. The Conditional Use permit with the town requesting to build three all season one-bedroom cottages with plumbing. Cottage 1 will be 20'x36', Cottage 2 to be 30'x16' located on Lot 2. Cottage 3 to be 20' x 26' will be on lot 1 along with the primary home. Three future summer "hideaways" which are sleeping sheds on skids with composting toilets and outdoor showers, also to be located on lot 1. Cottages would be rented for a week up to a month for guests. The yurt would be a 30' structure for daily yoga up to 12 people at a time and or meditation classes that would be open to the public and the town. The retreat is really meant for quiet space where people can come to get away. Martha mentioned weddings etc. and Patricia mentioned that it would only be small groups less then 20 people at a time.

Martha noted that the road does have to be widened for fire and safety and applicants and Hilary Linehan whom also owns part of the road are aware of the requirement and agree to have that done.

The Well is not dug yet so it's unclear where that will be. Sean noted that he's worried about mud season and Patricia noted that they would reduce attendance during the months of March and April.

Dan asked if cabin number 3 is to be built on lot number 2 or on lot 1 ? The Younce's noted that they are open to the board deciding which lot it goes on. Terry asked if anyone attending has questions and Alan Davis asked where he abuts the applicant. Tim Bergeron asked if the septic has been installed and Ben Younce has noted that it's mostly in at this point and state approved. Tim was inquiring about the future use of the cottages and that they will be rented and do they plan to screen guests. Patricia noted that no pets aside from service animals and guests who are looking for a quiet space like writers and artist. Tim asked how they would handle to someone who wanted to use it for hunting etc. Ben noted that some of the on line apps they screen and rate guests prior to them being accepted. Tim has a line of sight to one of their walking trails on lot 3 and concerned about the amount of traffic and will they stay on lot 3 and know where the boundary lines are. Patricia said they would do everything they could to be sure people did not go off the property. Martha asked Tim if his land was posted and he noted that it is posted and he only allows a few people on his property to hunt. Hilary is here in support of the project and feels it will have min. amount of impact and she feels it would be a good impact for the town.

Martha asked when they expect to hear from Act 250 and Patricia noted that she has not heard back yet but hopes to hear soon and that she is expecting the state to do a minor review which shouldn't take as long. Tim Bergeron asked why the Younces needed a Conditional Use Permit and Terry said that because it's multiple homes and a business it falls under needing a Conditional Use Permit.

Martha moved that we adjourn the hearing and Sean seconded, all approved.

Terry opted to read the definition of a "PUD" from our regulations (6, Page 48) because as a board we need to determine which category this Conditional Use Permit falls under.

Board discussed that the third cabin could go on lot 1 with the main house as detached housing being up to 50% of the house size, that doesn't solve what to do about the yurt or sleeping sheds also on lot 1. Dan suggested that a lot line adjustment adding 3 more acres from Lot 3 added to lot 2 could then make lot 2 a PUD and the other structures would then be in conjunction of the rules and regulations. The remaining parcels would fall under the Small Rural Enterprise guidelines.

Board discussed the aspect of the yurt being open for business and the business aspect itself. Patricia noted it would be open 7 days a week, from 7am to 10pm. Bonnie noted that putting the 3<sup>rd</sup> cottage on lot 1 as detached housing prevents the Younce's from having to do a lot line adjustment so that it could be considered a Rural Small Enterprise.

The board when over 4.13 page 43 a list of requirements for final approval of a Conditional Use Permit.

1. A survey map showing all structures on their perspective lots along with abutters. The project started in June of 2022 and it is expected to be completed October 2023.
  2. Currently family owned and expected future owned by family.
  3. Subject to State of Vermont Act 250 Approval
  4. All parked cars will be on applicant's property not parked on the public access road.
  5. Board restricted business hours during mud season and the roads being posted.
3. DRB to discuss making standard practice to have in conjunction with our meetings at the Town Clerks office if we continue to have Zoom meetings as well? Board agrees that unless health reason apply we will hold all meetings in person.

4. Dubey Survey is past the due date, 180 days from her approval letter of March 16, 2022 for filing of the Mylar.

Bonnie will go back to Dottie Dubey and explain that she will need to refile and warn another subdivision hearing for her primary property.

5. Oliver Boles property was annexed but he sold an portion to his daughter without going through a subdivision.

Board determined that it is a listers issue that the board doesn't have any jurisdiction to address the sale.

6. Jessie Kendall's Mylar still has problems discovered by the Listers, discussion on next steps and Martha is going to take the Mylar to Karry Bushway for review.

Martha made the motion to adjourned and Sean seconded.

Meeting adjourned at 9:35pm