

Draft Meeting Minutes

Town of Strafford
Development Review Board
May 20, 2015
7:30 P.M.

Call to order: Terry Garrison called the meeting to order at 7:35 p.m.

Member Attendance: Terry Garrison, Dan Ruml, Fred Wolfe, alternate for Steve Campbell, Bonnie Bergeron

Other Attendees: Brian Johnson, Art Roberts, Kip Lindsay, Pam Stevens

Approval of minutes:

Terry asked for a motion to approve the Draft Meeting Minutes DRB2015-01-21; Dan moved/Terry seconded: Minutes approved as written

Report of Zoning Administrator:

New business:

1. Warned Hearing for SD2015-001

Terry opened the Hearing at 7:40.

This Hearing is to consider the application of Catherine (Kip) Lindsay, agent for Coffin Revocable Trust to subdivide the approximately 157 acre lot so there is an approximately 10 acre lot that will be owned by Kip Lindsay. Kip plans to build a house for herself and live on the property.

Pam Stevens is present at the Hearing as an interested party. Anne Peyton, an abutter, submitted a letter saying she is happy to support the proposed subdivision. The will be included in the SD2015-001 folder in the Town Office.

Kip shared surveyor's drawings dated April 7, 2015, to indicate how the proposed subdivision relates to the surrounding area. She also shared that the State has approved the site and design for the septic system. She also explained that Ned Coffin has submitted an addendum to the application restricting future removal of specific mature trees, except as necessary for safety and stewardship.

Terry stepped through the questions in the Subdivision Review and Findings and Decision document. All questions were answered satisfactorily. Upon completion of the Review and Findings, Terry asked if there were further questions. There were none. Terry asked if there were any objections to closing the Hearing. There were no objections. The Hearing was closed at 8:23 p.m.

Following a brief discussion in which all participants agreed that the proposal with compliant with Town requirements for Subdivision, Dan moved/ Bonnie seconded, to approve the application for SD2015-001 with conditions noted in the Review and Findings document.

The document will be placed in the SD2015-001 folder in the Town Office. The decision will be posted, and Kip Lindsay will be notified in writing.

Pam Stevens stated as the only interested party that she does not have problems with the proposed subdivision, and has no intention of appealing the decision.

2. Possible Discussion of Permit

Brian Johnson, Zoning Administrator wanted the DRB to consider whether the lower level of a proposed Caretakers House is considered 'living' space.

Art Roberts, who is requesting the Permit to build the Caretaker's House, shared his plan for building on a 3 acre lot, and his the details of the caretaker's /guest house. The plans were used as the basis for discussing the size requirements for a Caretaker's House relative to the Main House; and to clarify what constitutes 'living space' in the eyes of the Town. The DRB considered the plans and decided that as planned, the Caretaker's House is compliant with Town regulations, and a Building Permit can be appropriately issued.

Old business:

Adjournment: Bonnie made a motion to adjourn, Dan seconded. The meeting adjourned at 9:19 p.m. The next DRB meeting is scheduled for Wednesday, June 17, 2015.