

**Town of Strafford  
Development Review Board  
March 15, 2023, 7P.M.  
Minutes**

**Call to Order:** 7:05pm

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

**Other Attendees:** Robert Fondren, Gertrude Fondren, Christopher Boyle, Esq (for Fondren), V. Fondren, Brian Johnson, Karl Johnson, Eric Donaldson, Trudi Fondren, Brian & Cynthia O'Dell, Beverly & Gardner Moses, Josh Moses, Brittany Wright, Donna Derenthal, Meredith Kendall, Rachel Kendall, David Paganelli, Brooke Wilkinson, Curt Albee

**Approval of minutes:** From January 18, 2023 meeting, Martha moved to approve the minutes and Sean Seconded, all approved.

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

**New business:**

1. Nelle & Eric Donaldson, located at 33 Turnpike Road S., have submitted a Variance application to build a 26x26 2-car garage with storage above. This garage will improve overall safety for both exiting and entering the town road. Applicants are requesting a setback Variance. Eric described the setting of the property and the difficulty of adding onto the existing garage due to the septic location and location of the house being so close to the road. They would be using an existing entrance to the field to access the garage. Hearing is closed at 7:16pm and Martha made the motion to approve the garage as described on the application and Dan seconded it, all approved. It was noted that they should get in touch with the road foreman for approval for a driveway permit.
2. Brian and Cynthia Odell requested to subdivide their 65.85 acres off Turnpike Road into 2 lots: Lot 1, 46.75 and Lot 2, 18.1 acres.  
Hearing opened at 7:20pm. There is over a 1000' of road frontage on lot 2 and 1307' on lot 1 as noted on the survey completed by Tom Otterman dated November 21, 2022. Hearing closed at 7:25pm. Terry moved that we approve the subdivision as submitted and Martha seconded, all approved.
3. Gardner and Beverly Moses Jr. have requested to subdivide 115.9 acres at 145 Kibbling Hill Road into 4 lots: lot 1, 10.5 acres, lot 2, 56.6 acres, lot 3, 5 acres and lot 4, 13.9 acres.  
Hearing opened at 7:28pm. Martha noted that we did not notify abutters in Tunbridge and, since their land extends into Tunbridge, we need to notify all abutters again and continue the hearing for our April meeting. Brittney Wright, who lives near the Moses, wanted the board to know that her well is on the Moses land and she wanted to be sure this was pointed out and it was noted on a map. Dan asked about the amount of total land owned by the Moses and Beverly noted that the listers have told her that they only have 85.8 acres not the 115.9 acres she thought they had. Martha made the motion that we continue the hearing to our April 19, 2023 meeting and to notify the Tunbridge abutters. Sean seconded, all approved.

4. Rachel Kendall has submitted a Conditional Use Permit to use her barn, located at 20 Kendall Rd., as a wellness retreat, for events, for weddings and as a living space-  
Hearing opened at 7:52p. Rachel Kendall would like to work from home and to continue to help others by working from home and do yoga, share her space as a retreat for women's health, to give back to the community, do a movie night or for family gatherings. Rachel would exclude doing business during mud season. The barn is currently being built but the gathering space may not always be in the barn and could be in the fields that surround the barn. Dan asked if the barn would be weather tight and Rachel confirmed it would be a living space and heated. Terry asked the projected size of any event, or what she might expect, and Rachel noted that for larger events of 50 people or more she may use a bus to ferry people from the town Park and Ride to the property. Otherwise, small groups of 5 or 6 cars she would have come directly to the property. She would use her fields for parking.

Chris Boyle, attorney for Gertrude and Robert Fondren who are neighbors of Rachel, said that although they were glad to hear Rachel's ideas but were worried about how it will change the neighborhood. They are concerned about the increase in traffic and they would like more details. They would like to get a better idea of what the project is in writing before approved. Bob Fondren is a neighbor that who owns 17 acres that abuts Rachel's property and his family have used their property as a vacation home for 40 years. Bob is expressed his concern about the traffic and the lack of details given thus far and the economic impact on the neighborhood and the town due to more people. Gertrude also agreed with her husband but noted that she didn't know anything was being planned until she received the meeting notice. She is concerned about the noise, traffic, lighting, all related to gatherings and how this will be regulated within the permit.

Rachel responded by noting that her vision is to create an oasis and to be respectful to her neighbors. She left the application open ended so that she can enrich the area and offer the community a variety of experiences and to enjoy her property. Theater would be no more than 20 people at a time. Rachel would like to do porta potties so that she can protect the environment. She has plenty of water on the property and the business would be open days only. She would notify neighbors of any potential wedding dates or large events. Martha asked Chris Boyle to confirm that his clients are requesting more specific details. Chris did confirm that specifics would be very helpful in moving forward. Martha also noted that the conditional use permit seems to be specific to the barn but from tonight's meeting the permit should encompass the use of the entire property. Terry has requested that Rachel work out details such as hours of operation, days of operation, how many weddings a year, yoga retreats, hours, times, days, theater and or music details, lighting, septic and where each event will be located within the property. Rachel agreed to write in more detail what she envisions and to include all information requested by the board and neighbors. Brian Johnson also noted that the scope of what Rachel is requesting is very broad and open ended, that specifics would be very helpful. Sean noted that in his research that it might fit under Rural Small Enterprise within our zoning regulations. Rachel noted that she anticipated being open May through September and has also started the process through the state.

Sean made a motion to table the hearing until next month's meeting on April 19, 2023 and Martha seconded. All approved. Rachel will send Bonnie the details of her business and Bonnie will share with Chris Boyle for his client's review.

5. David Paganelli and the committee for the new town office space has requested time with the board to discuss the 0.1 acre that Susan Cloke would donate to the town. The town would then transfer that 0.1 acre to Morgan Smith who would, in return, transfer 0.05 acres to the town.

David noted that the building would ~~be~~ need an additional 25' which requires the additional 0.05 acres from Morgan Smith. Because his lot is only 1 acre (min. lot size) the town committee has talked with Susan Cloke and she has agreed to donate the needed land to the town. Martha asked what happened to the easement idea and Curt told the board that Morgan consulted with his attorney and she advised against an easement. The application process would begin with Cloke doing a lot line adjustment with Smith and then Smith would ~~do~~ does a lot line adjustment with the town in order to keep his lot confirming. The town has agreed to pay all legal fees related to both transfers.

6. Younce agenda line item 6 will be tabled to April 19, 2023 meeting.
7. Bonnie mentioned to the board that when we do a lot line adjustment we currently have nothing in place to ensure applicants file a new deed and mylar to match their application and approval. Bonnie suggested that when she issues her approval letters that they say, "the application is approved contingent upon a new deed and mylar being recorded with the town". All approved of adding this language to approval letters.

Terry made the motion to adjourn the meeting at 9:25pm and Sean seconded, all approved.