

**Town of Strafford
Development Review Board
July 15, 2020 7P.M.**

Call to order: 7:10pm

Member Attendance: Terry Garrison, Bonnie Bergeron, Sean Lewis

Other Attendees: Pace & Jim Kendall, Brian Hardy

Approval of minutes: Terry made a motion to approve minutes from May 20, 2020 meeting, Bonnie seconded all approved.

Report of Zoning Administrator:

Brain is reporting that the planning board received a letter from Marie Ricketts with a zoning question regarding her house at 12 Tyson Road. Marie put a second unapproved apartment into the house and is now selling the property. The house and the apartments now have 7 bedrooms but she is only approved for a 6-bedroom septic. She is requesting that the board deem the second apartment not legal so she can sell the property with 6 bedrooms. Bonnie explained that from a Real Estate perspective that the Seller and Buyer will need to work this out, that when permits are researched by the Buyers attorney they will find that the second apartment was not permitted. Therefore, noting that it is not a 7-bedroom house and determine between them how it needs to be resolved to move forward. At this time the DRB will not intervene and all agreed. Brian will respond to Marie Ricketts with the board's opinion and if she would like to discuss it further she can request a hearing.

New business:

1. Informal meeting to discuss Conditional Use Permit application submitted by Jim and Pace Kendall who reside at 19 Justin Morrill Memorial Hwy to convert one room in their private home into a gun shop.

Jim would like to open a shop selling guns, antiques, and ammo from within a room of his home. Terry noted that a previous applicant requested a Conditional Use Permit from the board. Approval stated that a vault would be needed to store the guns and ammo along with a deadbolt. All ammo and guns need to be stored within the vault, no test firing within the property boundary's, bars will be installed on all windows of the room and all guns will be cabled when out.

The property is within the village limits, there will be no sign by the end of the road only on the door of the entrance. Dimensions of the space are approximately 10x20.

2. Sean discussed an email the board received from the listers dated June 17, 2020 regarding the board's policy and approval process for subdivisions and waste water permits.

It is the board's opinion that because the waste water permit process is at the state level that we have not mandated it prior to a subdivision approval. Rather the board has always mentioned to owners after the hearings are closed that they will need to follow through with obtaining this state permit before they can build or sell a parcel of land. The Zoning Administrator does not have the hours he would need to research each parcel prior to giving a building permit.

Adjournment: Terry made a motion to adjourn the meeting at 7:40pm and Bonnie seconded.