

Town of Strafford
Development Review Board
August 19, 2020 7P.M.
Agenda

Call to order: Meeting started at 7:00pm

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

Other Attendees: Sandy Preston, Jim Kendall, Pace Kendall, Pheobe Mix, Michael Mix, Toni Pippy, Mary Linehan, Kemba Russell, Lianne Thomashow, John Echeverria, Tim and Joanne Ryan, Mark Black, Denise Perkins

Approval of minutes: From July 15, 2020 meeting, Terry made the Motion to accept the minutes as written and Sean seconded, all approved.

Report of Zoning Administrator: N/A

New business:

1. Formal hearing 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.
2. Jim would like to open a one room gun shop within his home, 20 to 30 guns and antiques, only selling guns with less than 10 magazine clips. No target shooting will be allowed. He will do back ground checks; all guns will be locked with a cable and or in a safe. He will have locks on his doors, cameras for security and the federal government will come and confirm that he is following the federal guidelines. Ammo does not need to be secured and he does not need a license to sell ammo. He has spoken with his neighbors and everyone is ok with him opening. He will also be selling a small amount of antiques. People can park on the lawn and he has room for 3 to 4 cars at any given time. He only plans on being open a few hours a day. Terry would like Jim to limit the number of people in the shop at any given time which he doesn't see would ever exceed more than 5 people. The porch is 8x10 and the shop is 12x11 both of which could be used for the gun shop. Martha has moved that we close the hearing and Dan seconded.

Martha made the motion to accept the application with the stipulation that no more than 5 people at any given time can be in the shop. The shop hours will be open from 9 to 5, Tuesday through Saturday, Closed Sunday and Monday. All Federal guidelines shall be followed at all times. Terry seconded the motion. All in favor in approving as stated all approved.

3. Formal hearing to discuss Conditional Use Permit application submitted by Phoebe Mix to open a coffee shop in her building located at 1 Brook Road.
 - Pheobe noted that the coffee shop would go into the brick space that is currently being used by the Historical Society which is about 900 square feet. There is currently one bathroom and given state guidelines the most in the shop at any given time would be 25 people. The hours would be 7-3pm and outdoor seating would be 8am-3pm 7 days a week. She would like to also expand to having a commercial

kitchen that would allow individuals to come in and use the space to cook, make baked goods or can etc. Parking would be along the side of the road where allowed which should be more than enough to accommodate the people who would come. Pheobe does not anticipate opening until sometime in January of 2021.

- The parking in front of the Historical society would be converted into outside seating and other parking would be down on the side of the building for the apartments within the building. There is enough for 3 cars as the building is 50' long but she is looking have it accommodate 4 cars.
 - A very small sign may be put on the side of the building but it has been undecided at this time.
 - The septic system leach field is shared with the town clerk's office and the system was sized for the brick building to have 6 bedrooms and 3 shops which is currently only 4 bedrooms and 2 shops. The system is designed to accommodate 1130 gallons of flow each day. It's been determined that the system is sufficient to accommodate what she is proposing. The water supply is state regulated and she will need to have that approved before she would open but this will also need to be sufficient to accommodate what she is proposing at the state level.
 - Lianne Thomashow noted that the business could be good for the town and post office but has some concerns about noise with opening up at 7am with outdoor seating and customers might be a disturbance to her residence. She would like to see that there is no outdoor seating before 8am.
 - Martha is worried that people will continue to park in the street when they go to the post office but it was discussed that the café might help people see where they should park and solve that issue. Winter time and long-term parking could become an issue with the town plowing the roads.
 - Pheobe is looking to provide baked goods from outside sources as part of the offerings of the café. Also, a benefit for the commercial kitchen that outside bakers could use. Martha and Terry have noted that her application was not for a commercial kitchen only for the coffee shop so that we should not be addressing the commercial kitchen aspect and that she would need to file another application to add that.
 - Martha moved to close the hearing and Sean seconded, all approved.

 - Conditions: Hours 7-3pm, Parking along the street as noted with the approved 20-12 map as noted in Exhibit A in Pheobe's application and in the lot between the town office and brick store. State septic and water regulations will be followed and implemented. No lighted sign, no bigger than 3x4 and cannot extend out from the building more than 4', no more than 25 people at one time or as state permits.
 - Terry made the motion to approve the application with the enclosed conditions, all in favor of granting as proposed, all approved.
4. Informal discussion to discuss a variance submitted by Timothy and Joanne Ryan regarding building a 12' x 20' shed with storage on their property located at 311 Justin Morrill Hwy.
- a. They would like a variance from the setback of the property to build the 12x20 shed that borders with the Crocker's and would only be 3' from their property line. Board noted that they need to speak with the Crocker's to determine if they are ok with the distance to their property line and to look at and review the

criteria outlined in our zoning on page 42 and 43 that they will have to meet in order to be granted the variance.

Adjournment: Martha made the motion to adjourn at 8:45pm and Sean seconded it.