

TOWN OF STRAFFORD
INCORPORATED 1820

Planning and Zoning Office
Tel: 603-664-2192 Ext 105

Post Office Box 23
Center Strafford, NH 03815

NOTICE OF DECISION
BOARD OF ADJUSTMENT

Case Number: #431

7 Fire Road 15

Tax Map 31, Lot 2

Owner/Applicant: Barbara Anne MacKay Trust, Barbara Anne MacKay, Trustee

You are hereby notified that the request of BARBARA ANNE MACKAY TRUST, BARBARA ANNE MACKAY, TRUSTEE for a VARIANCE to Article 1.4.1.B (Agricultural-Residential District, Land Requirements, Front Yard) and two VARIANCES to Article 1.4.4, Section 3.0 (Wetland Conservation Overlay District, Restricted Uses within the Wetland Conservation District) of the Strafford Zoning and Land Use Ordinances to construct a 24 ft by 30 ft 2 story addition on a non-conforming .24 lot on the shore of Bow Lake have been GRANTED for the reasons given in the following resolutions passed unanimously by the appointed members of the Board of Adjustment:

Resolved: To approve a Variance to Article 1.4.1.B of the Zoning and Land Use Ordinance that would allow the proposed addition to come within 9.8 to 10.5 feet of the front boundary with Fire Lane 15, where 40 feet is required.

Resolved: To approve a Variance to Article 1.4.4, Section 3.0 of the Zoning and Land Use Ordinance that would allow the proposed addition to come approximately 25.5 feet from Bow Lake at its closest point, where 50 feet is required.

Resolved: To approve a Variance to Article 1.4.4, Section 3.0 of the Zoning and Land Use Ordinance to construct a new Advanced Onsite Solutions (AOS) disposal system and leach field; the new leach field would come within approximately 64.5 feet of Bow Lake and the septic tank would come within approximately 50 feet of Bow Lake, where 100 feet is required.

Approval is conditional upon the following:

- Receipt of State of New Hampshire Department of Environmental Services (NHDES) approval of the new septic disposal system design and State of New Hampshire Shoreland Protection Permit.
- Approved septic plans matching the tax rolls with regards to bedroom count.
- The home is to be depicted on the septic design plans as "seasonal", thus indicating to NHDES the need for a conversion to year-round occupancy.
- Removal of proposed well and addition of existing well to plans.

As a reminder, the Applicant shall work with Strafford Regional Planning Commission to address minor corrections on site and septic plan notes.

Town of Strafford

A handwritten signature in black ink, appearing to read 'Ashley Rowe', written in a cursive style.

Ashley Rowe
Chairman, Board of Adjustment

Date: November 9, 2021

Note: Any person affected has a right to appeal this decision. If you wish to appeal, you must act within thirty days of the date on this notice. The necessary first step, before any appeal may be taken to the courts, is to apply to the Board of Adjustment for a rehearing. The motion for rehearing must set forth all the grounds on which you will base your appeal. See NH Statutes, RSA Chapter 677, for details.