

**TOWN OF STRAFFORD**  
INCORPORATED 1820

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Planning and Zoning Office  
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Post Office Box 23  
Center Strafford, NH 03815

NOTICE OF DECISION  
BOARD OF ADJUSTMENT

Case Number: 23-002

Owner: Allen & Holly Gahm, 275 Browns Pasture Road, Tax Map 30, Lot 8

Applicant: Christopher Berry, Berry Surveying & Engineering

You are hereby notified that the request of CHRISTOPHER BERRY for a VARIANCE to Article 1.4.1. Section C (Agricultural-Residential District, Land Requirements, Side and Back Yards) and a VARIANCE to Article 1.4.4 Section 3 (Wetland Conservation Overlay District, Restricted Uses within the Wetland Conservation District, Wetland Buffer Areas) of the Strafford Zoning and Land Use Ordinances to allow the removal of the existing structure and the construction of a new two-story 2-bedroom house and deck at 275 Browns Pasture Road, Tax Map 30, Lot 8 without the required side yard and wetland setbacks have been GRANTED. The following resolution was passed unanimously by the appointed members of the Board of Adjustment:

Resolved: To approve Variances to Article 1.4.1.C and 1.4.4.3 of the Zoning and Land Use Ordinances that would allow the removal of the existing structure and the construction of a new two-story 2-bedroom house and deck without the required side yard and wetland setbacks. The Board is attaching the following CONDITIONS on the granting of these Variances:

1. The applicant shall provide for the Town an accurate, to scale, full size plan set with the signature of a licensed land surveyor.
2. The applicant must obtain an approved Shoreland Permit from the Department of Environmental Services prior to the issuance of a building permit.
3. All construction is to be in accordance with the plans presented to the ZBA.

Town of Strafford



Ashley Rowe  
Chairman, Board of Adjustment

Date: February 16th, 2023

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.