

Town of Strafford, NH – Zoning Board of Adjustment

Strafford Town Hall ▪ 12 Mountain View Drive ▪ Strafford, NH 03884
<http://www.trafford.nh.gov/index.php/planning-board>

Plan Review

PROJECT NAME:	Pitkin SE	CASE NUMBER: 23-007
PLAN REVISION DATE:	---	
MEETING DATE: July 20 th , 2023	APPLICANT(s): Brian & Kelly Mackey 24 Pinewood Dr Strafford, NH	APPLICATION TYPE: <input type="checkbox"/> Equitable Waiver <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Special Exception
SURVEYOR: ---	APPLICANT'S REP:	REVIEWED BY: Autumn Scott SRPC Circuit Rider ascott@trafford.org
EXECUTIVE SUMMARY		
<p>Brian and Kelly Mackey are requesting a Special Exception under Article 1.4.1 K of the Zoning and Land Use Ordinances to construct a 570 square foot one-bedroom Accessory Dwelling Unit in the existing unfinished second story space above the attached garage area of their existing home.</p> <p>The existing home and garage meet all structure setback requirements and the ADU would meet all other requirements under Article 1.4.1 K.</p>		
BACKGROUND		
TAX MAP/LOT:	Tax Map 36, Lot 70-03	
AREA:	+- 2.7 Ac.	
ROAD ACCESS (FRONTAGE):	Frontage on Pinewood Dr.	
ZONING DISTRICT(S):	Residential/Agricultural	

COMPLETENESS/APPLICATION ACCEPTANCE

- a. Missing Items (in digital packet)—the Board should inquire whether these items were submitted via hard copy.
 - a. Building Permit Denial from Building Inspector
- b. The Board may wish to inquire about the age of the survey used for the application. It does not appear on the scanned image, nor does the surveyor's stamp.

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STAFF TECHNICAL COMMENTS AND MEETING REVIEW HISTORY

Notes:

- The Board may wish to inquire about the daily flow capacity of the existing septic system and whether it meets the needs of a three-bedroom home and one-bedroom ADU.
- Very poorly drained soils may exist on the property. The Board may wish to inquire whether proposed construction plans will impact potentially sensitive wet areas and whether the plans meet the minimum threshold for a permit from NHDES.