

Town of Strafford, NH – Zoning Board of Adjustment

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

Plan Review

PROJECT NAME:	Elliot VAR	CASE NUMBER:	23-008
PLAN REVISION DATE:	09-28-23		
MEETING DATE:	APPLICANT(s):	APPLICATION TYPE:	
October 19, 2023	Elliot 1050 Second Crown Point Rd Strafford, NH	<input type="checkbox"/> Equitable Waiver <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Special Exception	
SURVEYOR:	APPLICANT'S REP:	REVIEWED BY:	
---	Alex Ross Ross Engineering, LLC	Blair Haney SRPC Circuit Rider bhaney@strafford.org	

EXECUTIVE SUMMARY

Applicant requests a Variance to Article 1.4.4, Section 3 of the Zoning and Land Use Ordinances in order to allow a partially constructed building to remain in place. The structure is located 22.4 feet from the designated wetlands; current ordinance require minimum 50 feet of setback. Applicant refers to the structure as barn with a deck (see Notes #4 for setbacks on plan). This lot was created from a subdivision in 2016/2017 revised (see scan of original plan signed by PB). Additionally, the applicant will restore 245 sq ft of filled wetlands (see email to NHDES provided to Board). Property located at 1050 Second Crown Point Road (Tax Map 19, Lot 1-1).

BACKGROUND

TAX MAP/LOT:	Tax Map 19, Lot 1-1
AREA:	+/- 2.27 Ac.
ROAD ACCESS (FRONTAGE):	Second Crown Point Rd
ZONING DISTRICT(S):	Residential/Agricultural

COMPLETENESS/APPLICATION ACCEPTANCE

1. Missing Items (in digital packet)— the Board should inquire whether these items were submitted via hard copy.
 - a. N/A

STAFF TECHNICAL COMMENTS & MEETING REVIEW HISTORY

1. The applicant constructed the structure (“barn”) without confirming zoning setbacks and now requests a Variance to allow building to remain in current location.
2. Structure built on pilings, not a full foundation.

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3. Applicant proposes to restore filled wetlands (245 sq ft), add 5 feet of new wetland plantings surrounding the entire wetland, and implement no-mow area approximately 5 feet from new plantings.
4. NHDES states that this voluntary reporting of a violation requires a Restoration Plan Approval. Applicant retained Marc Jacobs to complete this submittal for approval. Board may wish to condition Variance approval to approval for Restoration Plan.
5. If Board does not approve Variance, and applicant must relocate or remove the structure, the Board should consider a condition for timeline to relocate/remove.
6. If Board does approve the Variance, the Board should consider identifying clear facts why this property is unique and would not apply to future after-the-fact Variance requests.
7. Does the applicant propose any new bedrooms or bathrooms in the barn structure? Will the applicant need to expand existing septic system or install a new septic system?