

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: Thorton SE		CASE NUMBER: 23-015
PLAN DATE (REVISION): N/A (02-14-24)		
MEETING DATE: March 21, 2024	APPLICANT(s): Thorton 849 Second Crown Point Rd Strafford, NH	APPLICATION TYPE: <input type="checkbox"/> Equitable Waiver <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Special Exception
SURVEYOR: Varnay Engineering Alton, NH	APPLICANT'S REP: N/A	REVIEWED BY: Blair Haney SRPC Circuit Rider bhaney@strafford.org
EXECUTIVE SUMMARY		
Applicant requests a Special Exception under Article 1.4.1, Section K, of the Zoning and Land Use Ordinances in order to convert the upper level of their existing attached garage into a new one-bedroom Accessory Dwelling Unit. (849 Second Crown Point Road, Tax Map 19, Lot 72-2)		
BACKGROUND		
TAX MAP/LOT:	Tax Map 19, Lot 72-2	
AREA:	+- 1.82 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 subject property does not appear on the Subsurface query. Board should inquire about the status of the septic system.~~
 - a. Applicant received DES approval for ISDS on February 22, 2024.
2. Proposed ADU appears to meet all the regulations for ADUs. The existing structure meets all setbacks. Applicant appears to be adding a deck to exterior, unclear if it is off the rear or front; both sides of structure appear to be setback enough such that the deck will not encroach on a setback.