

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: Browns Pasture Rd - Reigis		CASE NUMBER: 24-005 SE
PLAN DATE (REVISION): March 21, 2024		
MEETING DATE: June 20, 2024	APPLICANT(s): Reigis Browns Pasture Rd Strafford, NH	APPLICATION TYPE: <input type="checkbox"/> Equitable Waiver <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Special Exception
SURVEYOR: Same	APPLICANT'S REP: Farwell Engineering Services Lee, NH	REVIEWED BY: Blair Haney SRPC Circuit Rider bhaney@strafford.org
EXECUTIVE SUMMARY		
<p>Applicant is requesting a Special Exception under Article 1.7.1, <i>Nonconforming Use</i> of the Zoning and Land Use Ordinances in order to construct a replacement home that will come within 27.1 feet of Bow Lake, which is closer to the shore of Bow Lake than current ordinances require, but farther from Bow Lake than the currently existing structure. The new structure will have fewer square feet of living area within the required setback from Bow Lake than does the existing structure, and the new structure will be more nearly conforming to current ordinances. (187 Brown's Pasture Road, Tax Map 33, Lot 17).</p>		
BACKGROUND		
TAX MAP/LOT:	Tax Map 33, Lot 17	
AREA:	+- 0.4 Ac.	
ROAD ACCESS (FRONTAGE):	Browns Pasture 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. Applicant states they will obtain a Shoreland permit prior to construction.

STAFF TECHNICAL COMMENTS & MEETING REVIEW HISTORY

1. Applicant proposes to remove an existing non-conforming residence (50' minimum setback from waterbody) and construct a new residence with reduced area within the 50' setback. The proposed new residence conforms with all current boundary setbacks. Does the Board consider removal of the existing home to negate the allowed non-conformance of the structure?