

TOWN OF STRAFFORD
INCORPORATED 1820

Planning and Zoning Office
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Zoning Board of Adjustment
August 21, 2025, at 6:30 PM
12 Mountain View Road, Strafford, NH

AGENDA

Reminder that the closing date for new applications to be filed for the agenda for the regular **September 18, 2025** meeting will be **August 28, 2025**.

New Business

Case #477: Berry Surveying and Engineering is requesting Variances to Article 1.4.4, Section 3 *Wetland Buffer Areas* of the Zoning and Land Use Ordinances in order for Jessica and Michael Baker to construct a replacement home on a waterfront lot; the new home would come within 29.6 feet of a wetland area to the east, which is up to 20.4 feet closer to the wetland area than current ordinances require, and a proposed deck along the waterfront side of the new home would come within 42 feet of Bow Lake, which is up to 8 feet closer to Bow Lake than current ordinances require. The new home would meet front and side setback requirements. (Owners: Jessica & Michael Baker, 25 Fire Road 32, Tax Map 26, Lot 1A)

Case #478: Berry Surveying and Engineering is requesting a Variance to Article 1.4.4, Section 3 *Wetland Buffer Areas* of the Zoning and Land Use Ordinances in order to construct a new septic disposal system to serve the Baker home; the septic tank will be located approximately 76.7 feet from Bow Lake at its closest point and 56.1 feet from a poorly drained wetlands area to the northeast, and the septic system leach field will be located 55.1 feet from a poorly drained wetlands area. The septic tanks would be located up to 23.3 feet closer to Bow Lake and 18.9 feet closer to a wetlands than ordinances require; the septic system leach field would be located up to 19.9 feet closer to a wetlands than ordinances require. The proposed septic system leach field will be located on both the Baker and Freeman properties; the Freemans would be granting a septic system easement to the Bakers. (Owners: Jessica & Michael Baker, 25 Fire Road 32, Tax Map 26, Lot 1A, and Bruce & Katharine Freeman, 31 Fire Road 30, Tax Map 26, Lot 1)

Updates & Board Discussion

Approval of Meeting Minutes – June 2025