

Zoning Board of Adjustment Meeting Minutes

Location: Strafford Town Hall Conference Room

Date & Time: May 21, 2026 6:30PM

Board Members Present:

Ashley Rowe – Chair
Aaron Leff

Alternate Board Members Present:

Steve Smith

Others Present:

Lisa Wise, Strafford Regional Planning Commission, Regional Planner
Robert Fletcher, Minutes Recorder

The Chair called the meeting to order at 6:55PM following the arrival of Board member Steve Smith and indicated the closing date for new applications to be filed for the agenda for the regular June 18, 2026 meeting is Thursday, May 28, 2026.

New Business

Case #26-003, Strafford Road (Tax Map 16, Lot 19). New Style Homes, Inc. is requesting a Variance to the requirements of Article 1.4.1 Land Requirements, Paragraphs D Minimum Land Area, E, and G of the Zoning and Land Use Ordinances of the Town of Strafford in order to subdivide an 8.01 acre property into two lots, one of which will be 5.0 acres in area with 2.0 acres of land suitable for development and one of which will be 3.01 acres in area with 1.66 acres of land suitable for development, where current ordinances require a minimum of 2.0 acres of land suitable for development, excluding wetlands and steep slopes.

The Chair indicated that he would need to recuse himself from hearing this request, and as a result, there were not enough Board members present to hear the case. It was determined that the Board could meet with a quorum to hear the case on June 9, 2026. The Chair asked for a motion for a continuance. Aaron Leff made a motion to approve a continuance to a June 9, 2026 meeting at 6:30PM at the Strafford Town Hall which was seconded by Steve Smith and voted upon verbally in the affirmative by all voting Board members. The motion passed.

Other Business

The Chair asked the Board to review the minutes from the April 16, 2026 meeting. Aaron Leff made a motion to accept the minutes as written which was seconded by Steve Smith and voted upon verbally in the affirmative by all Board members. The motion passed.

There being no further business before the Board, the Chair called for a motion to adjourn. Aaron Leff moved to adjourn which was seconded by Steve Smith and voted on in the affirmative by all Board members. The motion passed and the meeting adjourned at 6:58PM.

Minutes Prepared by Robert Fletcher