

DRAFT – NO LEGAL VALUE

Zoning Board of Adjustment Meeting Minutes

Location: Strafford Town Hall Conference Room

Date & Time: September 17, 2026, 6:30PM

Board Members Present:

Ashley Rowe, Chair
Aaron Leff
Jean Chartrand-Ewen

Alternate Board Members Present:

Steve Smith

Others Present:

Lisa Wise, Strafford Regional Planning Commission, Regional Planner

The Chair, Ashley Rowe, called the meeting to order at 6:30PM and indicated the closing date for new applications to be filed for the agenda for the regular October 15, 2026, meeting will be September 24, 2026. The Chair recognized as present regular members Aaron Leff and Jean Ewen, and asked alternate Steven Smith to participate as a voting member.

New Business

Variance Hearing, Case #26-004, Second Crown Point Road (Tax Map 19, Lot 48-2).

MPE Holdings, LLC is requesting a Variance to the requirements of Section 1.4.1 Land requirements, Paragraph A Frontage, of the Strafford Zoning and Land Use Ordinance, in order to subdivide a 12-acre lot with 263.12 feet of frontage, resulting in approximately 131 feet of frontage for each lot where 200 feet is required.

The Chair asked for a motion to accept the application as complete, which was so moved by Ms. Ewen, seconded by Mr. Leff, and voted upon verbally in the affirmative by all Board members. The motion passed.

The Board discussed whether the application presents a regional impact. The Chair asked for a motion that the application presents no regional impact, which was so moved by Ms. Ewen, seconded by Mr. Leff. The Board found there is no regional impact posed by this application, due to the relative size of the intended subdivision, the number of dwelling units involved, and the distance from the municipal boundary and transportation networks. The motion was voted upon verbally in the affirmative by all Board members. The motion passed.

The Chair asked the applicant to present the case. FX Bruton introduced himself as representing the applicant, MPE Holdings, LLC. Mr. Bruton requested to continue the case to the next regular meeting of the Zoning Board – October 15th at 6:30pm at the Strafford Town Hall – hoping to have five members present rather than four. The Chair asked for a motion to continue the case

as requested by the applicant, which was so moved by Ms. Ewen, seconded by Mr. Leff, and voted upon verbally in the affirmative by all Board members. The motion passed. The Chair noted that abutters will not receive another notice. Lisa Wise mentioned that the agenda would be posted on the ZBA website.

Meeting Minutes and Board Discussion

The Board reviewed the draft meeting minutes from the June 9, 2026, meeting. The Chair asked for a motion to approve the meeting minutes, which was so moved by Ms. Ewen, seconded by Mr. Leff, and voted upon verbally in the affirmative by all Board members. The motion passed.

The Chair asked for a motion that the to adjourn, which was so moved by Ms. Ewen, seconded by Mr. Leff, and voted upon verbally in the affirmative by all Board members. The motion passed. The meeting adjourned at 6:40pm.

Minutes Prepared by Lisa Wise