TOWN OF STRAFFORD

INCORPORATED 1820

Planning and Zoning Office
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Zoning Board of Adjustment

Thursday, November 19, 2026, 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 **December 17, 2026,** meeting will be **November 24, 2026** (note this is an adjusted deadline due to the holiday).*

1. **Continuing Business –** None.

2. **New Business**
   - **ZBA Case 26-005, Variance Hearing:** The Bow Lake Community Club Inc. (d/b/a The Bow Lake Community Center) is requesting a Variance to Article 1.4.1, Section C Side and Back Yards and to Article 1.5.1, Paragraph B, Sections (1) and (2) of the Zoning and Land Use Ordinances in order to construct a 12.5 foot by 8 foot addition to the northerly side of the existing non-conforming structure known as the Bow Lake Grange Hall in order to house a new elevator to allow ADA accessibility to the main floor of the existing non-residential structure. The existing structure is closer to front, side, and rear boundaries than current ordinances require. At its closest point the proposed new addition would come within 7.1 feet of the northwesterly side boundary with the parking area owned by the State of New Hampshire, Water Resources Board, which is closer to the side boundary and to the parking area than current ordinances require. (569 Province Road, Tax Map 29, Lot 39)

   - **ZBA Case 26-006, Special Exception Hearing:** Paul Valarese, Evergreen Valley Enterprises, is requesting a Special Exception under Article 1.7.1 Non-Conforming Use, Lot or Structure of the Zoning and Land Use Ordinances in order to allow the construction of an approximately 16 foot by 16 foot roof over an existing non-conforming deck extension from an existing non-conforming dwelling. The existing dwelling comes within 13 feet of the rear boundary and within 35 feet of wetlands and within 16 feet of the easterly side boundary and within 18 feet of the westerly side boundary, and is closer to existing structures to the east and the west than current ordinances allow. The new roof will not extend the deck structure any closer to the side boundaries than the existing structure. (Owners: Bruce and Carol MacDonald, 9 Fire Road 3, Tax Map 29, Lot 34)

3. **Meeting Minutes and Board Discussion**
   - Approve meeting minutes from the October 15, 2026, meeting.
   - Review dates for 2027 meetings and deadlines.