



**BARRINGTON ZONING BOARD
EARLY CHILDHOOD LEARNING CENTER
77 RAMSDELL LANE
BARRINGTON, NH**

**WEDNESDAY JULY 20, 2011
7:00 p.m.**

MEETING MINUTES

- PRESENT:** Karyn Forbes, Chair
George Bailey
Gerard Gajewski
Raymond Desmaris
Ellen Conklin
- ABSENT:** None
- STAFF:** Constance Brawders, Town Planner
Gregory Jones, Transcriptionist
- GUESTS:** Judy Powers; 59 Cottage Lane; Barrington
Steve Powers; 59 Cottage Lane; Barrington
May Eliert; 55 Cottage Lane; Barrington
Edward Eliert; 55 Cottage Labe; Barrington
Brian Lenzi; 155 Young Road; Barrington
Rick Lenzi; 155 Young Road; Barrington
Colleen Bergstedt; 355 Young Road; Barrington
Christian Arnold; 355 Young Road; Barrington

NOTE: THESE ARE SUMMARY ACTION MINUTES ONLY. A COMPLETE COPY OF THE MEETING AUDIO IS AVAILABLE THROUGH THE LAND USE DEPARTMENT.

CALL TO ORDER

Chairperson Karyn Forbes called the meeting of the Barrington Zoning Board of Adjustment to order at 7:00pm.

ROLL CALL

Members were introduced by the chair confirming all present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of April 27, 2011 Regular Meeting Minutes

***** moved to approve the April 27, 2011 regular meeting minutes. The motion was seconded by ***** which carried unanimously with a vote of four (4) to zero (0) in favor.

STAFF COMMUNICATIONS

None

ACTION ITEMS

- ZB 11/693 (Lot Line Consolidation and Boundary Line Adjustment for Evanor Lenzi Estate, Robert Lenzi, Steven Lenzi and the Lenzi Family 2009 Revocable Trust)** Request by applicant for a Variance from Article 4 – Dimensional Requirements, Section 4.2.1, Lot Frontage and Special Exception for access off a private road for future development under Article 7 – Supplemental Regulations, Section 7.2 Development on Class VI Roads and Private Road, of the Zoning Ordinance to allow access from Lenzi Point Road located in the General Residential District (GR) on a 7.261 acre site located at 347 Young Road (Map 115, Lots 13, 31, 32, 33, 34 & 35).

Applicant B. Lenzi introduced himself to the Board and explained the lot ownership amongst he and his siblings. B. Lenzi advised the Board that inaccuracies exist within the Tax Map, as they appear to not have been updated with the actual legal configuration of the lots as approved by the Planning Board on June 3, 2010 and recorded with the Strafford County Registry of Deeds (259 County Farm Road, P.O. Box 799, Dover, NH 03820) Drawer 99 plan 74. B. Lenzi supplied the Board with a drawing of this legal configuration as well as a conceptual configuration of the lots stated above. B. Lenzi stated that he is before the Board to request a Variance to Section 4.2.1 of the Zoning Ordinance for road frontage, as well as a Variance to Section 5.1.4 of the Zoning Ordinance to allow lot ** to be more non-conforming with regard to lot size and a Special Exception for lot access from Lenzi Point Road. B. Lenzi explained that the proposed configuration is conceptual and though Lot 13 was not part of the original boundary line adjustment, he wanted to straighten out access to the lot and feels the proposal is a more reasonable use of the land.

Chair K. Forbes explained to B. Lenzi that in order for the application to be accepted, the application checklist items must be supplied to the Board in full. K. Forbes informed B. Lenzi that certain required items have been left out of this application. Specifically, drawn and stamped plans by a registered land surveyor must be supplied to the Board in order to render a decision. K. Forbes stated that historically, the Board has not rendered any decisions based on a conceptual plan and that recorded surveyor stamped plans approved by the Planning

Board are needed for the Variance and Special Exception request for proposed lot configuration to be decided upon. B. Lenzi requested a continuance.

Motioned to continue the case. ** seconded the motion which carried unanimously with a vote of five (5) to zero (0) in favor.

NON-ACTION ITEMS

None

ADJOURNMENT

With no further business, Board member * motioned to adjourn the meeting at 7:25pm. The motion was seconded by * and carried with a vote of five (5) to zero (0) in favor.

Respectfully submitted,

Gregory M. Jones
Transcriptionist