



**ZONING BOARD OF ADJUSTMENT
BARRINGTON EARLY CHILD LEARNING CENTER
77 RAMSDELL LANE
BARRINGTON, NH**

**Wednesday October 19, 2011
7:00pm**

MEETING MINUTES

PRESENT: Karyn Forbes – Chair
Raymond Desmaris
Ellen Conklin

ABSENT: George Bailey
Gerard Gajewski

GUESTS: None

STAFF: Gregory M. Jones - Transcriptionist

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

ROLL CALL

Barrington Zoning Board of Adjustment Chair Karyn Forbes called the meeting to order at 7:00 and confirmed members presented as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of September 21, 2011 Regular Meeting Minutes

The item was postponed to the next meeting of the Board.

ACTION ITEMS

2. ZB 11/693 (Lot Consideration 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 Roads, of the Zoning Ordinance to allow access from Lenzi Point Road located in the General Residential Zoning District (GR) on a 7.261 acre site located at 347 Young Road (Map 115, Lots 13,31,32,33,34, & 35).

Request by applicant for continuance until November 16, 2011.

Chair Karyn Forbes asked that the applicant update the Board as to the progress of his request for variance. Brian Lenzi ensured the Board that materials would be timely submitted for the desired November 16 meeting.

R. Desmaris motioned to approve the request for continuance until the November 16, 2011 meeting of the Board. E. Conklin seconded the motion which passed unanimously with a vote of three (3), to zero (0) in favor.

3. **ZBA11/694 (Steven & Ellen Conklin)** The Zoning Board of Adjustment has received a request by the applicants Steven & Ellen Conklin to appeal the Planning Board decision of August 4, 2011 for acceptance of Drainage Design, located in the General Residential District (GR) at Gerrior Drive & St. Mathews Drive (Map 268 Lot 1.6 & 1.7)

S. Conklin and R. Desmaris recused from discussion.

The Item will be continued until the November 16, 2011 Meeting of the Board.

4. **ZBA11/695 (Marie-Cecile Dubois 1994 Trust)** Request by applicant for a Variance for relief from Article 4-Dimensional Requirements from Section 4.2.1 to construct a 2 car garage to replace the existing carports on a 40 acre site located in the General Residential District (GR) at 134 Old Settlers Road (Map 228/230, Lot 28).

Randolph Brown, representing the applicant for a proposed 2 car garage, approached the Board relative to the requested Variance for relief from Article 4.2.1 of the Zoning Ordinance. Chair K. Forbes advised R. Brown that a Letter of Authority from the owner of the property will be required at the start of these proceedings. R. Brown presented a summary of the plan and informed the Board of the desired location for the proposed garage structure. Brown stated that the structure will increase the homes values, allow for ease of entry, improve safety and fit the existing structure. K. not be located within the confines of the required dimensions based on hardship must occur. Forbes advised Brown that a continuance in this matter would provide additional time to confer with the owner and a future meeting may provide needed votes which are absent presently.

R. Desmaris motioned to grant a continuance to November 16, 2011. E. Conklin seconded the motion which passed unanimously with a vote of three (3), to zero (0) in favor.

ADJOURNMENT

R. Desmaris motioned to adjourn the meeting of October 19, 2011 at 7:30 p.m. E. Conklin seconded the motion which passed unanimously with a vote of three (3), to zero (0) in favor.

Respectfully Submitted,

Gregory M. Jones

Zoning Board of Adjustment Meeting Minutes / gmj

Page 2 of 2/ October 19, 2011