



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

**WEDNESDAY MAY 16, 2012  
7:00PM**

**MEETING MINUTES**

**PRESENT:** Karyn Forbes, Chair  
George Bailey  
Ellen Conklin  
Raymond Desmarais  
Gerard Gajewski

**ABSENT:** None

**GUESTS:** Gregory Pierce; 47 Acorn Street, Haverhill, MA 01832  
Kim Pierce; 47 Acorn Street, Haverhill, MA 01832  
Douglas French; Barrington

**STAFF:** Tom Abbott, Building Inspector/Code Enforcement Officer

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

**CALL TO ORDER**

Chair Karyn Forbes called the May 16, 2012 Barrington Zoning Board of Adjustment meeting to order at 7:07pm.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above

**MINUTES REVIEW AND APPROVAL**

**1. Approval of April 18, 2012 Meeting Minutes.**

**G. Bailey motioned to approve the Regular Meeting Minutes of April 18, 2012 as amended. R. Desmarais seconded the motion which passed with a vote of three (3), to zero (0) in favor.**

**ACTION ITEMS**

- 2. ZB12/698 (Gregory & Kim Pierce)** Request for a Variance from side setback and front setback requirements under Article 4 – Dimensional Requirements, Section 4.2, to place a camper on a 3.1 acre site located in the General Residential (GR) Zoning District at Flower Drive (Map 111, Lot 4). Applicants: Gregory & Kim Pierce; 47 Acorn Street, Haverhill, MA 01832.

Kim Pierce approached the Board regarding her request for a Variance in order to park a camper within the side and front setback which is required before the Building Inspector/Code Enforcement Officer will sign a permit to bring electricity to a campsite located on Flower Drive. Pierce informed the Board that she and her husband utilize the site during the summer months.

Tom Abbott, Barrington Building Inspector/Code Enforcement Officer, approached the Board to discuss the previous administration of the applicant's approval for the use of this property. Abbott informed the Board that the previous Building Inspector/Code Enforcement Officer determined that the use was not permitted and asked for the Board's opinion in order to address the issue for the applicant.

After some discussion, the Board determined that the applicant's camper is a Recreational Vehicle, does not meet the definition of a structure, and is therefore permitted to be located temporarily within the setbacks and does not require a Variance.

**R. Desmarais made a motion to deny the applicant's request for Variance as setback requirements do not apply to recreational vehicles. G. Gajewski seconded the motion which passed unanimously with a vote of five (5), to zero (0) in favor.**

- 3. ZB12/699 (The Douglas French Garage)** Request by applicant for a Variance from Article 4 – Dimensional Requirements, Section 4.2, in order to build a garage within the front setback on a 1.64 acre lot located at 2087 Franklin Pierce Highway (Map 245, Lot 26) in the General Residential (GR) & Highway Commercial Overlay (HCO) Zoning Districts. Applicant: Douglas French; 2087 Franklin Pierce Highway, Barrington, NH 03825.

Douglas French approached the Board to discuss his request for a Variance from front setback requirements in order to construct a garage ten (10) feet within the setback to US Route 202& NH Route 9. French explained that the existing house and garage were destroyed by fire and the replacement home and garage are less non-conforming than the existing structures. French informed the Board that he has complied with septic system requirements, and removed a mobile home from the property as requested. After a review of the submitted materials, the Board advised the French that it may be in his best interest to seek further guidance from his engineering consultant as it appears the possibility to reconfigure the

proposed garage exists, which would allow him to meet the setback requirements. The Board advised French further that his consultant may be able to provide guidance as to the reasons why the proposed garage cannot be meet the setback requirements which may give the Board the appropriate grounds for granting of the requested Variance.

The Board agreed that the application as submitted does not warrant the granting of this Variance.

**G. Gajewski made a motion to deny the applicant's request for Variance from Zoning Ordinance Article 4 – Dimensional Requirements, Section 4.2, in order to build a garage within the front setback at 2087 Franklin Pierce Highway. G. Bailey seconded the motion which passed unanimously with a vote of five (5), to zero (0) in favor.**

### **ADJOURNMENT**

**G. Bailey made a motion to adjourn the May 16, 2012 meeting of the Barrington Zoning Board of Adjustment at 8:00 P.M. G. Gajewski seconded the motion which passed unanimously with a vote of three (3), to zero (0) in favor.**

Respectfully Submitted,

Gregory M. Jones