

Meeting Minutes

ZONING BOARD OF ADJUSTMENT MEETING

Early Childhood Learning Center

77 Ramsdell Lane

Barrington, NH

January 16, 2013

7:00PM

K. Forbes called the meeting to order at 7:07 p.m.

ROLL CALL

Members Present

Karyn Forbes, Chair

George Bailey

Raymond Desmarais

Members Absent

Ellen Conklin Excused

Gerard Gajewski Excused

MINUTES REVIEW AND APPROVAL

1. Approval of December 19, 2012 Regular Meeting Minutes.

A motion was made by G. Bailey and seconded by R. Desmarais to put off review of the December 19, 2012 meeting minutes until the February 20, 2013 meeting. The motion carried unanimously.

ACTION ITEMS

2. **269-11-RC-12-ZBA (Robert & Deborah Martin)** Request by applicant for a variance to build 30 x 40 residential garage within 100 feet from the centerline of Route 4 under Article 3 Section 3.3.5 no residential structures are permitted within five hundred (500) feet of the centerline of Route 125 and Route 4 on a 11.98 acre lot located in the Regional Commercial (RC) Zoning District at 314 Old Concord Turnpike. By: White Law Offices, PA; 44-0 Dover Point Road; Dover, NH 03820.

A motion was made by R. Desmarais and seconded by G. Bailey to continue the application to the February 20, 2013 meeting. This would be the final continuance granted by the board for this application. The motion carried unanimously.

3. **262-14.6-GR-12-ZBA (Skahan office addition)** Request by applicant for a variance to build a 16 x 16 addition off the side of the single family residence requirement under Article 6.2.4 Dimensional Standards for Single-Family Lots on a .69 acre lot located in the General

Residential (GR)Zoning District located at 27 Cedar Creek (Map 262, Lot 14.16).By: Josh Henry Woodworking, LLC; 283 Old Garrison Rd, Dover, NH 03820

K. Forbes asked if applicant was present. She explained to the applicant that it would take all members present to vote in the affirmative in order for the variance to be granted.

Josh Henry representing the applicant stated that they would move forward with the review.

Josh Henry explained that the last time they were before the board the discussion centered on finding hardships on the outside of the structure. Tonight he submitted estimates for costs that would occur for moving items in the addition that were in addition to the cost to construct the addition.

The board looked at pictures supplied by the applicant.

Josh Henry explained there would be a loss of the window in both the bathroom and kitchen if the addition was placed on the back of the home.

David Vincent, land surveyor, explained that Josh called him before getting the permit. He explained that during a phone conversation that there had been a misunderstanding regarding where the addition was to be located. He showed photos where the nearest home was located. Letters from the abutters had been provided that showed they do not object to the application. Due to the site the building was set close to the setback. Total encroachment is 48 square feet. The closest point of the building meets 75 percent of the setback. He did not see a threat to public safety. Between the gas tank and other moves that would need to be made it would appear to him that the cost outweighs the benefit of forcing the applicant to meet setback.

G. Bailey asked what the expenditure so far had been.

Josh Henry explained \$7000.

R. Desmarais felt it would be a hardship.

K. Forbes believed that granting the variance was within the spirit and intent.

A motion was made by R. Desmarais and seconded by G. Bailey to grant the variance as presented. The motion carried 3-0

ADJOURNMENT

A motion was made by G. Bailey and seconded by R. Desmarais to adjourn at 7:30 p.m. The motion carried unanimously.

Respectfully submitted,

Marcia J. Gasses
Town Planner and Land Use Administrator