

MEETING MINUTES
ZONING BOARD OF ADJUSTMENT PUBLIC MEETING
**NEW LOCATION—EARLY CHILDHOOD LEARNING
CENTER
77 RAMSDELL LANE**

Barrington, NH

(Approved October 19, 2016)

September 21, 2016

7:00PM

Members Present

Karyn Forbes, Chair

George Bailey

Meri Schmalz

Raymond Desmaris

Member Absent

Dawn Hatch

Alternate Members Present

George Schmalz

Cheryl Huckins

G. Schmaltz sat for D. Hatch

MINUTES REVIEW AND APPROVAL

1. Approval of August 17, 2016 Regular Meeting Minutes.

Was moved to the end of the agenda

A motion was made by G. Bailey and seconded by M. Schmaltz to approve the August 17, 2016 meeting minutes. The motion carried unanimously

CONTINUED ACTION ITEMS

2. **Long Shores Drive (Corrine Farinelli)** In September 2014 received a variance which expire in September 2016 they would like an extension for 18 months. See Owner below:

103-38-GR-14-ZBA (Owner: George Gauthier Trust) Request by applicant for a variance from Article 4, Section 4.1.1, Table 2 to allow both side setbacks of 14.7 where 30' is required to remove trailer and temp room to construct a proposed 21 x 50 building on a .29 acre lot on Long Shores Drive (Map 103, Lot 38) in the General Residential (GR) Zoning District. By: George J. Gauthier (Trustor); PO Box 228; Raymond, NH 03077

K. Forbes asked if the applicant was present.

M. Gasses stated the applicant was not present. At the prior meeting the Board had asked for proof that the applicant was the owner or had a letter granting permission to represent the owner. The Land Use office did in fact have proof the applicant was the owner.

K. Forbes stated that because the Zoning Board was a quasi-judicial Board the applicant needed to be present.

A motion was made by G. Bailey and seconded by R. Desmaris to continue the application to the October 19, 2016 meeting. The motion carried unanimously

M. Gasses was instructed to inform the applicant that if they were not present at the October 19, 2016 meeting the application for the extension would be dismissed.

ACTION ITEMS

- 3. 112-1-GR/HCO-16-ZBA Variance (Owners: Emily & Doug Gallant)** Request by applicant for a variance from Article 3.1.1 Permitted Structures to allow a 1947 home to stay on lot and allow the issuance of a building permit for a second dwelling until such time as a certificate of occupancy is issued on a 1.87 acre lot located at 1566 Franklin Piece Highway (Map 122, Lot 1) in the General Residential (GR)/Highway Commercial Overlay ((HCO) Zoning Districts.

Emily Gallant explained they wanted to leave the existing home while the new home is built. The home would be a modular home meeting all zoning requirements.

K. Forbes expressed that they were setting a precedent.

G. Bailey stated the new home met all the setbacks.

The Board discussed not allowing the existing home to remain for more than a year.

K. Forbes asked if anyone was there to speak in favor or against.

No one spoke.

K. Forbes closed public comment.

R. Desmaris expressed it was reasonable. It would improve the property. There would be substantial justice served.

A motion was made by R. Desmaris and seconded by M. Schmaltz to allow the second dwelling to remain on the lot until September 1, 2017, with the condition only one structure may be occupied at a time. The motion carried unanimously

- 4. 235-26-GR-16-ZBA Variance (Owners: Allison & Tyson Wehrman)** Request by applicant for a variance from Article 4, Section 4.1.1 Minimum Standards Table 2 for the side setback where 30' is required to allow proposed 28' X 32' garage where the setback is proposed 24.97' from front side and 18.98' from back side at 111 Deer Ridge Drive on a 2.93 acre lot (Map 235, Lot 26) in the General Residential (GR) Zoning District.

Tyson Wehrman explained they were asking for a variance to allow a garage within the side setback. They were one of three houses in the development that did not currently have a garage. The garage would add value and benefit to their home. They wanted the same ability as the rest of the people in the neighborhood. The location would not infringe upon their neighbors rights and the immediate neighbor had supplied a letter

of support. The Highway Department had looked at the site and provided a letter that the driveway could not be moved. The side of the house where the garage would be added had no windows and had been unsided when they purchased the home. The Wehrman's wished to enjoy their home in the same way their neighbors were able. The driveway had been constructed in the spot it was to accommodate the garage in the spot they were asking for a variance for. The area where the garage would be built had plenty of privacy, with many trees. They also had large rocks/boulders as well as the placement of the well to contend with.

G. Bailey asked if the plan showed a mudroom and a bedroom.

Tyson Wehrman explained it was a bathroom.

R. Desmaris expressed that appeared to be the right place for it and there were a lot of woods.

M. Schmaltz asked if there would be a second level.

Tyson Wehrman stated yes.

G. Bailey asked if the mudroom was 8' of the 32'

Tyson stated yes.

K. Forbes asked if anyone was there to speak in favor or opposition to the request.

No one spoke.

G. Bailey expressed that where the neighbor did not mind there did not seem to be a point to making them move it.

A motion was made by R. Desmaris and seconded by G. Bailey to approve the variance. The motion carried unanimously

A motion was made by G. Bailey and seconded by R. Desmaris to adjourn at 7:20 p.m. The motion carried unanimously

Respectfully submitted,

Marcia J. Gasses
Town Planner and Land Use Administrator