

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

Barrington, NH
October 19, 2016 Minutes
7:00PM

Members Present

Karyn Forbes, Chair
George Bailey
Meri Schmalz
Raymond Desmaris
Dawn Hatch

Alternate Member Present

George Schmalz

Alternate Member Absent

Cheryl Huckins

MINUTES REVIEW AND APPROVAL

1. Approval of September 21, 2016 Regular Meeting Minutes.

A motion was made by D. Hatch and seconded by R. Desmaris to approve the 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

The Applicant was not present.

M. Gasses explained the applicant had been sent a letter which she read to the Board stating that they must be present at the meeting on October 19th or the request would be dismissed.

A motion was made by G. Bailey and seconded by D. Hatch to dismiss the request for an extension. The motion carried unanimously

ACTION ITEMS

3. **[213-16-GR-GR/HCO-16-ZBA Variance \(Owners: Stefanie Diamond & Cathal O'Ceallaigh\)](#)**
Request by applicant for a variance from Article 4, Section 4.1.1 Minimum Standards Table 2 for a

side setback of 3.4' where 30' is required to allow proposed 24 panel PV solar system on a tracker unit at 314 Parker Mountain Road on a 7.2 acre lot (Map 213, Lot 16) in the General Residential (GR) and Highway Commercial Overlay (HCO) Zoning Districts.

Zac Haithcock explained the request. Ray Bisson had surveyed the property and the location was found to be too close to the property line. They had looked at various locations but the production of the solar array would have been compromised. The center pole was 3.4 feet from the property line. The array would hang over the property line but the abutter was willing to provide an easement.

M. Schmalz asked if they would gain 100% sunshine.

Zac Haithcock expressed there would be enough exposure for production, a few trees had been removed.

R. Desmaris asked how big the array was.

Zac Haithcock explained the size was 21.5' X 20'. The roof would not work for the size the applicant required.

Stephanie Diamond they would get an easement from the neighbor for the overhang if required.

G. Bailey asked how far from the Isinglass River the location was.

Mr. O'Ceallaigh explained well over 500'.

M. Schmaltz asked if it produced enough for the house.

Zac Haithcock explained yes.

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

No one spoke.

K. Forbes closed testimony

G. Bailey saw no reason to not approve but had to be specific in the reason because the array was a structure.

K. Forbes expressed that special conditions did exist because of the location of the septic and there was no other feasible place to locate the array. Granting the Variance would be consistent with the spirit of the Ordinance. Granting the variance would not result in diminution of surrounding property values. Granting the Variance would do substantial justice. Granting the variance would not be contrary to the public interest, but actually a positive to use solar.

A motion was made by G. Bailey and seconded by R. Desmaris to approve the variance for the location of the solar array and no other structure. The motion carried unanimously

ADJOURNMENT

A motion was made by R. Desmaris and seconded by G. Bailey to adjourn at 7:15 p.m. The motion carried unanimously

Respectfully submitted,

Marcia J. Gasses
Town Planner and Land Use Administrator