

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

Barrington, NH
March 15, 2017
7:00PM

(Approved April 19, 2017)

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

Members Present

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

Member Absent

Karyn Forbes, Chair

Alternate Members Present

George Schmalz – Sat for K. Forbes
Cheryl Huckins

MINUTES REVIEW AND APPROVAL

1. Approval of February 15, 2017 Regular Meeting Minutes.

A motion was made by G. Bailey and seconded by M. Schmalz to approve the minutes of February 15, 2017. The motion carried unanimously.

ACTION ITEMS continued from February 15, 2017

2. **104-15-GR-17-ZBA Variance (Owner: Kenneth Bolstridge)** Request by applicant from Article 4, Section 4.1.1 Minimum Standards Table 2 for the side setback where 30' is required to allow proposed 24 x 24 garage where the setback is 10' from the side at 639 Berry River Road on a .48 acre (Map 104, Lot 15) in the General Residential (GR) Zoning District.

Mr. Keith Cincotta represented the applicant who was unable to attend. A letter had been provided giving permission by Mr. Bolstridge. Mr. Cincotta expressed that he had a plan from Mr. Bolstridge showing the proposed garage 15' from the property line, which had been suggested at the prior meeting.

G. Bailey pointed out that the new location infringed on the existing road.

D. Hatch asked why the road could not be moved, where it was only a driveway.

D. Hatch expressed that meeting the setbacks did not appear to be a hardship.

R. Desmarais expressed they could make the setback and move the road. There had to be some hardship in the land.

D. Hatch expressed it was a driveway.

A motion was made by G. Bailey and seconded by G. Schmaltz to continue the application to the April 19, 2017 meeting. The motion carried unanimously

ACTION ITEMS

- 3. 107-6-GR-17-ZBA Variance (Owners: Marc & Carolyn Hynes)** Request by applicant from Article 4, Section 4.1.1 Minimum Standards Table 2 to allow 21.4 from the east side where 30' from the side setback is required and 27.1 & 27.3 from the west side where 30' from the side setback is required at 158 Small Road on a .17 acre site (Map 107, Lot 6) in the General Residential (GR) Zoning District.

Marc Hynes explained that their camp had been destroyed by a tree and they were looking to rebuild on the same foundation. The original deck had a tree growing through the middle of it, which had explained the odd shape. The proposed deck would be evened out.

R. Desmarais expressed that in the past the Board had not looked at up as an expansion.

M. Gasses explained that the John Huckins, Zoning Administrator had made the determination.

John Huckins was then telephoned and asked if he could attend and explain. The Board then waited for Mr. Huckins arrival.

J. Huckins read the language in the Zoning Ordinance and expressed that the language could be read either way.

R. Desmarais expressed they had not required a variance before.

D. Hatch questioned whether the overhangs were further into the setback.

Mr. Hynes stated the overhangs would be the same.

M. Gasses clarified the deck was the call of the Zoning Administrator under the Ordinance where this was a lot of record.

A motion was made by D. Hatch and seconded by G. Bailey that a determination had been made by the Board that a Variance was not required for case 107-6-GR-17-ZBA. The motion carried unanimously.

A motion was made by G. Bailey and seconded by G. Schmaltz to adjourn at 7:50 p.m. The motion carried unanimously.

Respectfully submitted,

Marcia J. Gasses
Town Planner and Land Use Administrator