

DRAFT MINUTES
ZONING BOARD OF ADJUSTMENT PUBLIC MEETING
**NEW LOCATION—EARLY CHILDHOOD LEARNING
CENTER**

77 RAMSDELL LANE

Barrington, NH

(Approved July 19, 2017)

June 21, 2017

7:00PM

Members Present

Karyn Forbes, Chair

Meri Schmalz

Raymond Desmarais

Dawn Hatch

Cheryl Huckins

Alternate Member Present

George Schmalz

Alternate Member Absent

George Bailey

ACTION ITEMS continued from May 18, 2017

1. **122-18-GR-17-ZBA Variance (Owners: Bruce & Pam Trefethen)** Request by applicant for a variance from Article 4.1.1 Minimum Standards and Table 2 and Article 5.1.1 (3) Nonconforming Lots to build a house with a front setback of 22.5 feet where 40' is allowed and side setbacks of 10.7 feet from the right where 30' is allowed, left side 12.8 feet where 30' is allowed and 10.2 feet (*revised to 12.8'*) from for landing and stairs where 30' is allowed on a .18 acre lot at 59 Stadig Road (Map 122, Lot 18) in the General Residential (GR) Zoning District.
By: Ray Bisson, Stonewall Surveying; PO Box 458; Barrington, NH 03825.

Ray Bisson represented the applicant and described the relief asked for. The revised setback requests were 12.18 on the left and 12.18 on the right. The deck will have a 6' privacy fence to block the view from neighbors. The garage was important to the applicant and did not add to the footprint of the house. The steps were placed within the footprint of the deck and were no longer to the side. The house was still 30'X33' but the overhangs had shrunk. Ray Bisson explained Karyn Forbes had stated at the last meeting that she was looking for approximately a 12' setback.

Ray Bisson showed the size of the proposed home in relation to the abutting properties. The abutting properties were actually closer to the property line.

K. Forbes asked for anyone in favor.

Bruce McKenney of 32 Stadig Road spoke in favor as well as his wife.

Pam Trefethen explained that they were below the impervious threshold.

K. Forbes asked if anyone was present to speak in opposition.

John Ladd provided plans showing the impact of vehicles on the site. He also showed the scale of the home. He discussed how the home would destroy their property. He believed it would make for hazardous driving conditions and there were setbacks for a reason.

Zach Downing explained he believed the design was too big and asked that they go back and design something more fitting.

Ray Bisson explained the plan Mr. Ladd presented showed the applicant owned 4 vehicles and they all fit on the lot. He believed the proposed driveway was fine. The proposed home was as far back on the lot as possible in order to get a septic. The topography lent itself to the height of the home.

K. Forbes asked the height of the home on lot 16.

Ray Bisson explained the house was single story.

Ray Bisson expressed the proposed house was 30'X33' with a height within the regulations.

K. Forbes asked which homes had walkout basements.

Ray Bisson showed which homes did.

Ray Bisson went on to explain the trees in the area were all on the applicant's property. The neighbor's views would not be affected.

Bruce Trefethen explained that the proposed driveway would enhance the pull off capability for vehicles. 34 Stadig Road had been built as a camp, but he was building a house. You would only see two stories from the road. Mr. Trefethen explained they were proposing to use 27% of the lot where the Town allowed 40%.

Ray Bisson explained they had seen a larger footprint on the Silva lot on Hall Road. The existing camps would likely be enlarged in the future. Last meeting they were told the board would like to see 12 foot setback and they were exceeding that.

Mr. Ladd explained the slide he presented was not staged. He expressed the proposed deck was half the size of his house.

C. Huckins asked what the issue was with the size of the vehicle.

Mr. Ladd expressed that they have large vehicles.

Ray Bisson explained the road was shown in its actual location.

D. Hatch asked if a heavy duty septic was proposed.

R. Bisson said yes.

K. Forbes closed the public hearing.

K. Forbes expressed it was a tough lot but he did a good job.

C. Huckins expressed he had done a good job and the deck was the deck and it was blocked on one side.

R. Desmarais expressed the height was not an issue.

K. Forbes went through special conditions that existed. It was a substandard lot and it sloped to the water.

K. Forbes expressed that people on the road would come in for bigger homes in the future.

D. Hatch expressed that they had asked for 12' and they had complied even though she felt the home was big for the lot.

A motion was made by M. Schmalz and seconded by C. Huckins to approve the variance request. The motion passed 4-0 with R. Desmarais abstaining.

MINUTES REVIEW AND APPROVAL

2. Approval of May 17, 2017 Regular Meeting Minutes.

A motion was made by M. Schmalz and seconded by R. Desmarais to approve the May 17, 2017 meeting minutes. The motion carried unanimously.

A motion was made by R. Desmarais and seconded by M. Schmalz to adjourn at 7:50 p.m.

Respectfully submitted,

Marcia J. Gasses
Town Planner & Land Use Administrator