



**BARRINGTON ZONING BOARD OF ADJUSTMENT
EARLY CHILDHOOD LEARNING CENTER
77 RAMSDELL LANE
BARRINGTON, NH**

**THURSDAY JULY 20, 2011
7:00 p.m.**

MEETING MINUTES

PRESENT:

Karyn Forbes, Chair
George Bailey
Gerard Gajewski
Raymond Desmaris
Ellen Conklin

ABSENT:

None

STAFF:

Constance Brawders, Town Planner
Gregory Jones, Transcriptionist

GUESTS:

Judy Powers; 59 Cottage Lane; Barrington
Steve Powers; 59 Cottage Lane; Barrington
May Eliert; 55 Cottage Lane; Barrington
Edward Eliert; 55 Cottage Labe; Barrington
Brian Lenzi; 155 Young Road; Barrington
Rick Lenzi; 155 Young Road; Barrington
Colleen Bergstedt; 355 Young Road; Barrington
Christian Arnold; 355 Young Road; Barrington

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

50 **CALL TO ORDER**

51
52 Chairperson Karyn Forbes called the meeting of the Barrington Zoning Board of Adjustment
53 to order at 7:00pm.

54
55 **ROLL CALL**

56
57 Members were introduced by the chair confirming all present as stated above.

58
59 **MINUTES REVIEW AND APPROVAL**

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61 **1. Approval of April 27, 2011 Regular Meeting Minutes**

62
63 George Bailey moved to approve the April 27, 2011 regular meeting minutes. The motion
64 was seconded by Raymond Desmaris which carried unanimously with a vote of four (4) to
65 zero (0) in favor.

66
67 **STAFF COMMUNICATIONS**

68
69 None

70
71 **ACTION ITEMS**

- 72
73 **2. ZB 11/693 (Lot Line Consolidation and Boundary Line Adjustment for Evanor Lenzi**
74 **Estate, Robert Lenzi, Steven Lenzi and the Lenzi Family 2009 Revocable Trust)** Request
75 by applicant for a Variance from Article 4 – Dimensional Requirements, Section 4.2.1, Lot
76 Frontage and Special Exception for access off a private road for future development under
77 Article 7 – Supplemental Regulations, Section 7.2 Development on Class VI Roads and
78 Private Road, of the Zoning Ordinance to allow access from Lenzi Point Road located in the
79 General Residential District (GR) on a 7.261 acre site located at 347 Young Road (Map 115,
80 Lots 13, 31, 32, 33, 34 & 35).

81
82 Applicant B. Lenzi introduced himself to the Board and explained the lot ownership amongst
83 he and his siblings. B. Lenzi advised the Board that inaccuracies exist within the Tax Map,
84 as they appear to not have been updated with the actual legal configuration of the lots as
85 approved by the Planning Board on June 3, 2010 and recorded with the Strafford County
86 Registry of Deeds (259 County Farm Road, P.O. Box 799, Dover, NH 03820) Drawer 99 plan
87 74. B. Lenzi supplied the Board with a drawing of this legal configuration as well as a
88 conceptual configuration of the lots stated above. B. Lenzi stated that he is before the Board
89 to request a Variance to Section 4.2.1 of the Zoning Ordinance for road frontage, as well as a
90 Variance to Section 5.1.4 of the Zoning Ordinance to allow lot 115-32 to be more non-
91 conforming with regard to lot size and a Special Exception for lot access from Lenzi Point
92 Road. B. Lenzi explained that the proposed configuration is conceptual and though Lot 13
93 was not part of the original boundary line adjustment, he wanted to straighten out access to
94 the lot and feels the proposal is a more reasonable use of the land.

95
96 Chair K. Forbes explained to B. Lenzi that in order for the application to be accepted, the
97 application checklist items must be supplied to the Board in full. K. Forbes informed B. Lenzi
98 that certain required items have been left out of this application. Specifically, drawn and
99 stamped plans by a registered land surveyor must be supplied to the Board in order to render
100 a decision. K. Forbes stated that historically, the Board has not rendered any decisions based

on a conceptual plan and that recorded surveyor stamped plans approved by the Planning Board are needed for the Variance and Special Exception request for proposed lot configuration to be decided upon. B. Lenzi requested a continuance.

Raymond Desmaris motioned to continue the case. George Bailey seconded the motion which carried unanimously with a vote of five (5) to zero (0) in favor.

NON-ACTION ITEMS

None

ADJOURNMENT

With no further business, Board member George Bailey motioned to adjourn the meeting at 7:25pm. The motion was seconded by Ellen Conklin and carried with a vote of five (5) to zero (0) in favor.

Respectfully submitted,

Gregory M. Jones