

AGENDA
ZONING BOARD OF ADJUSTMENT MEETING

Barrington Annex Building
(next to Elementary School)
(NEW LOCATION) 572 Calef Highway

Barrington, NH
November 20, 2013
7:00PM

ROLL CALL

Karyn Forbes, Chair
George Bailey
Meri Schmalz-Alt
David Vincent
Raymond Desmarais
Gerard Gajewski
Dawn Hatch Ex-officio-Alt

MINUTES REVIEW AND APPROVAL

1. Approval of September 18, 2013 Regular Meeting Minutes.
2. Approval of October 16, 2013 Regular Meeting Minutes.

ACTION ITEMS

3. [102-93, 94-GR13-ZBA \(Wilma Smith\)](#) Request by applicant for a variance from Article 4, Sections 4.1, 4.1.1 & 4.2.1 nonconforming to setbacks, Article 5 Section 5.1.1 Development on Nonconforming Lots, to place a manufactured home located 15.7' from the side and 17.3' from the side where 30' is required on a .3 and .2 acre lots located in the General Residential (GR) Zoning District at Long Shores Drive (Map102, Lots 93 & 94)
Request by applicant for a 90 day extension to December 18, 2013
4. [225-20.2-NR-13-ZBA \(Churchill Barn Woodshop\)](#) Request by applicant for a variance Article 4, Sections 4.1.1 Minimum Standards, 4.2.1 Standards for the GR and NR District to construct a 28' X 50' barn 10' from the right away when 40' is required on a 2.22 acre lot located in the Neighborhood Residential (NR) Zoning District at 142 Waterhouse Road (Map 225, Lot 20.2). By: Robert Churchill; Oyster River Woodworking; Barrington, NH 03825
5. [238-4-TC-13-ZBA-Appeal \(The Three Socios, LLC\)](#) Request by applicant to appeal the October 1, 2013 decision by the Planning Board from Section 6.2.2 Common Open Space of the Zoning Ordinance governs the use of open space within conservation subdivisions. That a well serving off-site locations may not be located in the open space of a conservation subdivision located in the Village (V) Zoning District (Map 238, Lot 14) By: John L. Arnold; Hinckley, Allen & Snyder LLP, Attorney at Law; 11 South Main Street, Suite 400; Concord, NH 03301-4846

6. [238-4-TC-13-ZBA-Variance \(The Three Socios, LLC\)](#) Request by applicant for a variance from Article 6, Section 6.2.2 to allow open space within a Conservation Subdivision to be used for a well serving off-site location and a variance from Article 6, Section 6.2.6 to allow the well, gravel access way and appurtenant underground utility lines to be located within the perimeter buffer of the conservation subdivision located in the Village (V) Zoning District (Map 238, Lot 14) By: John L. Arnold; Hinckley, Allen & Snyder LLP, Attorney at Law; 11 South Main Street, Suite 400; Concord, NH 03301-4846

7. [118-22-GR-13-ZBA-Variance \(Charles H. & Paula H. McCoy\)](#) Request by applicant for a variance from Article 4, Section 4.1.1 Minimum Standards and Article 5, Sections 5.2 Nonconforming Structures, 5.2.1 Permitted Expansion for certain Nonconforming Structures to expand the footprint of the existing home four feet laterally towards their south-easterly sideline and they propose to expand the existing deck four feet in the same direction, returning it to its pre-construction width on a .15 acre lot located in the General Residential (GR) Zoning District at 62 Rocky Point Road (Map 188, Lot 22) By: Randy Orvis, Geometres Blue Hills, LLC; PO Box 277; Farmington, NH 03835

ADJOURNMENT

Other information. a) Files on the applications and items, above, including the full text of any proposed ordinances, regulations, or other initiatives are available for inspection in the Planning & Land Use Office, from 8:00 a.m. to 3:00 p.m., Monday through Thursday; b) If you are looking at this agenda on the Town's website, you can click on any underlined projects and other items to access additional information; c) This agenda, these applications, and other items are subject to errors, omissions, and change prior to final action; d) Some agendas are marked as "Preliminary Agenda". These are subject to change. The final agenda will be prepared on the Thursday evening prior to the meeting and will be posted on the Town's website; e) Contact the Planning & Land Use Department if you have questions or comments about these or any related matters or if you have a disability requiring special provision.

Persons with a disability may request a reasonable accommodation by contacting the Land Use Office at 603.664.5798. Requests should be made 5 days in advance.