

AGENDA
ZONING BOARD OF ADJUSTMENT PUBLIC MEETING
NEW LOCATION--BARRINGTON MIDDLE SCHOOL

Cafeteria

51 HALEY DRIVE (Off Franklin Pierce Hwy)

Barrington, NH

November 18, 2015

7:00PM

ROLL CALL

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

MINUTES REVIEW AND APPROVAL

1. Approval of October 21, 2015 Regular Meeting Minutes.

ACTION ITEMS

2. **106-4-GR-15-Variances ZBA (Owner: Deborah James)** Request by applicant for the following variances from Article 4 Dimensional Requirements Table 2 1)proposing 1.2' from front where 40' is required and 19.6 from north side where 30' is required, Section 11.2 (1) Shoreland Protection the garage to be built 69.7' from the shoreline where 75' is required 2) to allow the existing cottage to be rebuilt with a second story 3) to allow a proposed deck 4) to allow a landing 5) steps to be built inside the 75' buffer 6) to allow a cantilevered second story deck to be built inside the 75" buffer 7) to allow an existing slate patio to be removed and replace with a pervious concrete paver patio. This lot is located at 100 Small Road on a .30 acre site (Map 106, Lot 4) in the General Residential (GR) Zoning District. By: Chris Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

CASES REQUESTED FOR REHEARING

3. Request on behalf of The Three Socios, LLC, for a rehearing of the October 21, 2015 decision by the Zoning Board of Zoning Adjustment on the following case:
238-5-TC/SDAO-15-Appeal (Owners: George & Arvilla-Calef-George Calef Fine Food's) Request by applicant to appeal the Planning Board interpretation of the definition of structure (Article 18 Definitions). Located at 495 Calef Highway on a .398 acre parcel (Map 238, Lot 5) in the Town Center (TC) & Stratified Drift Aquifer Overlay (SDAO) Zoning Districts. By: Steve Oles, Norway Plains Associates, Inc., PO Box 249, Rochester, NH 03866-0249.

4. Request on behalf of the Barrington Planning Board, for a rehearing of the October 21, 2015 decision by the Zoning Board of Adjustment on the following case:

238-5-TC/SDAO-15-Appeal (Owners: George & Arvilla-Calef-George Calef Fine Food's)

Request by applicant to appeal the Planning Board interpretation of the definition of structure (Article 18 Definitions). Located at 495 Calef Highway on a .398 acre parcel (Map 238, Lot 5) in the Town Center (TC) & Stratified Drift Aquifer Overlay (SDAO) Zoning Districts. By: Steve Oles, Norway Plains Associates, Inc., PO Box 249, Rochester, NH 03866-0249.

5. Request on behalf of George A. and Arvilla T. Calef, Trustees of the George A. Calef Living Revocable Trust of 2008, for a rehearing of the October 13, 2015 decision by the Zoning Board of Adjustment on the following case:

238-16.21-TC-15 ZBA Appeal of Decision of The Town of Barrington, New Hampshire Planning Board Pursuant to New Hampshire R.S.A. 676:5 (III), George A. Calef and Arvilla T. Calef, Trustees of The George A. Calef Living Revocable Trust of 2008 u/t/a dated May 21, 2008 and Arvilla T. Calef and George A. Calef, Trustees of the Arvilla T. Calef Living Revocable Trust of 2008 u/t/a dated May 21, 2008, appeal the August 18, 2015 Decision of the Town of Barrington Planning Board to grant site plan approval to Barrington Village Place.

Reference case below:

238-16.21-V-15-SR (Barrington Village Place) Request by applicant for Site Review to construct a well to service a non-community water system with a well easement and waiver from Section 3.2.10 (7) requiring parking lot requirements for the proposed project. This is located on a 29.91 acre lot (Map 238, Lot 16.21) in the Village District. By: Barry Gier, PE; Jones & Beach Engineers, Inc.; PO Box 219; Stratham, NH 03885

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.

http://www.barrington.nh.gov/Pages/BarringtonNH_PlanningZoningApps/Map%20263/Lot%207/