



**BARRINGTON ZONING BOARD OF ADJUSTMENT
BARRINGTON ELEMENTARY SCHOOL LIBRARY
570 CALEF HIGHWAY
BARRINGTON, NH**

WEDNESDAY, DECEMBER 15, 2010

Meeting Minutes

PRESENT: Ellen Conklin
Raymond Desmarais
George Bailey

ABSENT: Karyn Forbes, Chair
Gerard Gajewski

STAFF: Connie Brawders, Town Planner
Lisa M. Bradbury, Temporary Transcriptionist

CALL TO ORDER

The meeting of the Zoning Board of Adjustment (ZBA) was called to order at 7:02 p.m. by ZBA Member Raymond Desmarais.

ROLL CALL

A formal roll call was conducted confirming members present as stated above. ZBA Member George Bailey arrived at 7:08 p.m. giving the Board a quorum.

Discussion was informal in regard to the Agenda items until ZBA Member Bailey arrived.

MINUTES REVIEW AND APPROVAL

1. A motion was made to approve the minutes from October 20, 2010 by ZBA Member George Bailey. The motion was seconded by ZBA Member Ellen Conklin. And the motion carried three (3) to zero (0).

STAFF COMMUNICATIONS

2. Discussion focused on proposed changes to the ZBA Application. Town Planner Connie Brawders discussed the new ZBA Application Form, noting that she has spoken with Karyn, who didn't have a problem with it.

(It was during this discussion that ZBA Member Bailey arrived.)

ZBA Member Bailey discussed a few suggested changes he had noted. Planner Brawders stated that the first two pages of the Application are a checklist to confirm that the applicant had brought in all of the necessary paperwork.

ZBA Member Bailey questioned whether, #6 should also have a note to indicate when the person appearing before the ZBA is someone *representing* the applicant in proxy, rather than the applicant his/herself. Bailey further suggested that perhaps a letter of authorization from said applicant would cover for that situation. Brawders said that usually they go hand and hand, the applicant and its representative. A letter should be attached if the applicant is not going to be there to represent themselves.

Discussed the details on the section "Project Narrative," and Planner Brawders explained what she is looking for from this section; a brief description, in the applicant's own words as to why they want or need with they are requesting, this helps clarify and justify their project. She also noted that she will work with them on this section if they need it.

ZBA Member Conklin wanted to add to #10 – Existing Conditions Site Plan or Recorded Subdivision Plan (may be found at the Strafford County Registry of Deeds) – to make sure that it is made clear that the plans also show where existing leech fields and wells are. Brawders will make adjustments to the form.

Brawders talked about legislation early in the year that amended the variance standard that will affect the town. Brawders will get clarification from legal to see how to present it on the ballot.

ZBA Member Bailey suggested adding the term storage devices; he felt it should be included on Part V: # 1, under unsightly storage.

ZBA Member Bailey suggested that 'adjacent areas' should be added after the word site, on Part V: # 5. Discussion ensued about lot drainage and run-off, as well as wetland set-backs.

ZBA Member Bailey suggest to Brawders to get the ordinances from New Durham in regard to these issues, suggesting that we implement their rules.

ACTION ITEMS

3. Resignation of Regular Member Douglas Hatch, Jr.

It was stated by members present that Karyn Forbes, ZBA Chair, (absent from this meeting) will call and speak with him. Brawdres will call Karyn to inform her of the Board's vote.

DECISION: ZBA Member Bailey made the motion to accept the resignation of Regular Member Douglas Hatch, Jr. The motion was seconded by ZBA member Ellen Conklin, and carried with a vote of three (3) to zero (0).

3.1 / Recommendation to Board of Selectmen to appoint Alternate Member Gerald Gajewski as a Regular Member (RSA 673:3; I.

DECISION: It's the ZBA that recommends him to the selectmen. There was discussion on whether Mr. Gajewski wanted to be a Regular Member. ZBA Member Raymond Desmarais asked Town Planner Brawdres to contact Karyn Forbes, ZBA Chair, to call Mr. Gajewski about changing his position with the Board. If it is found that he would like to join the ZBA as a regular member, Brawdres will contact the Board of Selectmen about his appointment.

CASE FOR CONTINUANCE

4. Case #10/691 Request by applicants Dr. Paul and Mrs. Donna Silver for a variance for relief from Article 4 – Dimensional Requirements, Section 4.1, 4.2 and 4.2.1 to construct a new 1382 S.F. single-family residence with new septic design on a 6676.5 S.F. site located in the General Residential District (GR) at 274 Hall Road (Map 122 Lot 26). Applicant requested a continuance.

It was also noted that there may be a water issue with this property as well.

DECISION: A motion was made by ZBA Member Ellen Conklin to continue Case #10/691 till January 2. The motion was seconded by ZBA Member George Bailey. And the motion carried with a three (3) to zero (0) vote.

Respectfully Submitted,
Lisa M. Bradbury