

ZONING BOARD OF ADJUSTMENT MEETING
Early Childhood Learning Center
77 Ramsdell Lane
Barrington, NH
September 12, 2012
7:00PM

MEETING MINUTES

PRESENT: Karyn Forbes, Chair
George Bailey
Ellen Conklin
Raymond Desmarais
Gerard Gajewski

ABSENT: None

GUESTS: Mr. Silver, 274 Hall Road

STAFF: Marcia Gasses, Planner & Land Use Administrator

CALL TO ORDER

Chair Karyn Forbes called the September 12, 2010 Barrington Zoning Board of Adjustment meeting to order at 7:10 pm.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

The minutes for meeting of August 15, 2011 were not available at time of meeting. Marcia Gasses stated that they will be available for review at the scheduled September 19th meeting.

ACTION ITEMS

1. **ZB12/122/226 (Swain Lake New Home Construction)** Request by applicant for a variance to build a 1,348 SF single story home with a 528 SF uncovered deck for requirements under Article 4, Sections 4.1, 4.2 and 4.2.1 House not conforming to setbacks on a .16 acre lot located in the General Residential (GR) Zoning District at 274 Hall Road (Map 122, Lot 26). Applicant: Brad Jones, Jones & Beach Engineers, Inc.; Po Box 219; Stratham, NH 03885.

Mr. Silver made comments to frame project. He stated that the ZBA gave approval on the design as presented in January of 2011. Upon analysis Mr. Silver felt he would be

unable to work with the plan as previously presented, and he is now returning with a new plan.

Mr. Saulnier discussed the redesign of structure, and Mr. Jones, engineer, discussed drainage and related changes to the plan.

The Board had questions relating to the previous and proposed square footage of the structure and which plans were current to discussion. Also brought up were questions relating to the positioning of the fence as it relates to property lines, who would handle surveyor's marks, and a previously existing right of way.

Mr. Saulnier addressed an abutter's concern with the water line coming from Swain's Lake. He indicated that this would comply with terms recommended by the Swain's Lake Water District and the Building Inspector.

K. Forbes asked for clarification on the square footage and Mr. Jones indicated that it is 1253 SF.

Speaking in favor of plan were Bruce and Karen McKenney, 32 Stadig Road.

Speaking in opposition was Dick Maier 270 Hall Road.

He questioned the square footage as shown in the plans. He indicated that he had asked for his leach field to be shown on plans, and he took exception to the high water line indicated in the plans. Mr. Maier also questioned the possibility of a private water source in the event that the Swains Lake Water districts were dissolved.

The Board again discussed square footage and the size of the front and side deck.

K. Forbes closed the public testimony of meeting.
A discussion of consequences of granting of variance followed.

K. Forbes stated that the Board's concerns are the size of the home and the distance from water. After reviewing options Mr. Silver indicated that he would like to return at a future date with revised plans.

R. Desmaris made a motion to continue the case to next ZBA meeting on the 3rd Wednesday in October, the 17th. G. Bailey seconded the motion which passed unanimously with a vote of five (5), to zero (0) in favor.

ADJOURNMENT

G. Bailey made a motion to adjourn the September 12th, 2012 meeting of the Barrington Zoning Board of Adjustment at 8:00. R. Desmarais seconded the motion which passed unanimously with a vote of five (5), to zero (0) in favor.

Respectfully submitted,

Patrice Lenzi