

MEETING MINUTES

ZONING BOARD OF ADJUSTMENT MEETING

Barrington Annex Building

(next to Elementary School)

(NEW LOCATION) 572 Calef Highway

Barrington, NH

January 15, 2014

7:00PM

ROLL CALL

Karyn Forbes, Chair

George Bailey Absent

Meri Schmalz-Alt

David Vincent Absent

Raymond Desmarais

Gerard Gajewski

Dawn Hatch Ex-officio-Alt

Dawn Hatch and Meri Schmalz to sit for George Bailey & David Vincent

MINUTES REVIEW AND APPROVAL

1. Approval of November 20, 2013 Regular Meeting Minutes.

A motion was made by R. Desmarais and seconded by G. Gajewski to approve the November 20, 2014 meeting minutes. The motion carried unanimously

2. Approval of December 1, 2013 Regular Meeting Minutes.

A motion was made by R. Desmarais and seconded D. Hatch to approve the December 18, 2013 meeting minutes. The motion carried unanimously

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)

M. Gasses explained the Land Use Office had tried both written and phone communication and received no response from the applicant.

A motion was made R. Desmarais and seconded by G. Gajewski to dismiss the application. The motion carried unanimously

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

The applicant had withdrawn the application.

5. **Request by Gerald Cote of 80 Deer Ridge represented by Stephen P. Jeffery of 128 France Road for a rehearing of The Three Socios, LLC case below.**

Mr. Cote and Mr. Jeffery were not present.

K. Forbes explained that Town Counsel had provided a legal opinion for the Board, which explained the request had not been filed in a timely manner. The request for rehearing had been submitted on December 23, 2013, the Variance had been granted on November 20, 2013 and the Board did not have the authority to waive the statutory requirement.

A motion was made by M. Schmaltz and seconded by R. Desmarais to deny the request for rehearing based upon lack of jurisdiction. The motion carried unanimously.

[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

Respectfully Submitted

Marcia J. Gasses
Town Planner & Land Use Administrator