

MEETING MINUTES
ZONING BOARD OF ADJUSTMENT MEETING

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

Barrington, NH

April 16, 2014

7:00PM

NOTE: THESE ARE SUMMARY ACTION MINUTES ONLY. A COMPLETE COPY OF THE MEETING AUDIO IS AVAILABLE THROUGH THE LAND USE DEPARTMENT

ROLL CALL

Members Present

Karyn Forbes, Chair

George Bailey

Raymond Desmarais

Gerard Gajewski

Members Absent

David Vincent

Alternate Members Present

Dawn Hatch Ex-officio-Alt

George Schmaltz Alt

Meri Schmalz-Alt

Dawn Hatch sat for David Vincent

Ken Berry, Berry Surveying & Engineering confirmed that the applicant was just requesting a Special Exception.

MINUTES REVIEW AND APPROVAL

1. Approval of March 19, 2014 Regular Meeting Minutes

A motion was made by R. Desmarais and seconded by M. Schmaltz to approve the March 19, 2014 meeting minutes. The motion carried unanimously

ACTION ITEMS

2. [203-7-GR-14-ZBA \(Joseph & Virginia Carbaugh\)](#) Request by applicant for a Special Exception under Article 4.1.2 Lot Frontage to allow access from a different side of the property because of site constraints on a 10.52 acre lot located at 282 Second Crown Point Road in the General Residential (GR) Zoning District. By: Kenneth A. Berry, PE, LLS, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825

Kenneth Berry, Berry Surveying & Engineering represented the applicant, along with Joe Berry. The applicant was Joseph Carbaugh. The applicant was proposing a back lot subdivision of a 10.52 acre site. The reason for asking for a Special Exception was to allow access from the side that was not the frontage, was due to steep slopes, and stone walls. There was a 10-foot drop from a natural ridgeline down to the roadway within a 30 foot distance, a 33% slope. The construction of a driveway would be extremely disruptive to the slope and existing stone walls. The driveway would also have been within 40' of a guardrail on the roadway where a major culvert crosses. The applicant wanted to utilize an existing abutting driveway for access. The owners of Map 101, Lot 76 were willing to grant an easement for the expanded use. The lot currently served Map 203, Lot 8 and Map 101, Lot 67, and providing logging access to Map 204, Lot 13.

D. Hatch expressed that the proposal made sense with one less curb cut.

K. Forbes expressed it was an unusual situation.

K. Forbes stated the Board had received a letter of support from John & Deanna Christiansen who are neighbors of the Carbaugh's.

K. Forbes expressed it would protect the safety, health and welfare of the public, in addition to one less curb cut as stated by D. Hatch.

A motion was made by R. Desmarais and seconded by G. Bailey to Grant the Special Exception. The motion carried unanimously (5-0).

ADJOURNMENT

A motion was made by R. Desmarais and seconded by G. Bailey to adjourn at 7:20pm. The motion carried unanimously

Respectfully Submitted,

Marcia J. Gasses
Town Planner & Land Use Administrator