

MEETING MINUTES  
ZONING BOARD OF ADJUSTMENT PUBLIC MEETING  
**Barrington Annex Building**  
**(next to Elementary School)**  
**(NEW LOCATION) 572 Calef Highway**

Barrington, NH  
January 21, 2015  
7:00PM

Members Present

Karyn Forbes, Chair  
George Bailey  
Raymond Desmaris  
Dawn Hatch

Members Absent

Gerard Gajewski  
Meri Schmalz-Alt  
George Schmalz-Alt

**MINUTES REVIEW AND APPROVAL**

1. Approval of December 17, 2014 Regular Meeting Minutes.

*A motion was made by R. Desmaris and seconded by G. Bailey to approve the December 17, 2014 meeting minutes. The motion carried unanimously*

**ACT ION ITEMS**

2. **121-40-GR-14-ZBA (Owner: David Newhall)** Request by applicant for a variance from Article 4, Section 4.1.1, Table 2 to demolish both structures and allow the proposed house and garage to be located within the front and side setbacks. Also, from Article 11.2 structures constructed within 75' of the shoreline from Swains Lake located on a .22 acre site on Rosemary Lane (Map 121, Lot 40) in the General Residential (GR) Zoning District. By: Christopher R, Berry-President, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825

Christopher Berry of Berry Surveying and Engineering explained the changes made to the plan were based upon the previous comments from the Board. He explained the house had been moved back to allow for the deck. The house had also been moved to the side slightly to allow for space between it and the garage. The amount of square footage had gone up modestly, which would need to be addressed as part of the Shoreland Permit. The decks were slatted so as not to be impervious. The abutters well was shown on the plan. Mr. Berry showed the location of the proposed house on the plan and also illustrated where the existing structure was located.

G. Bailey asked why the lines were at an angle.

Mr. Berry explained that the perpendicular lines would indicate the closest measurement.

D. Hatch express the decks would be over a permeable surface. She believed a condition should be that the decks never be enclosed.

G. Bailey asked what the property was like on the east side of the property.

Mr. Berry explained that the topography was gently sloping.

K. Forbes asked was present to speak in favor.

No one spoke

K. Forbes asked if anyone was opposed.

No one spoke.

D. Hatch made a motion and R. Desmaris seconded that the board grant the variance with the condition the decks never be enclosed, to include no roof over either deck.

*A motion was made by D. Hatch and seconded by R. Desmaris that the Board grant the variance with the condition that the decks never be enclosed, to include no roof on either deck.*

G. Bailey brought up for discussion 11.3 Exemptions from Regulations. 11.3(1) states “Lots of record that existed prior to July 28, 1988(which was the effective date of the original version of this provision) are exempt from these Shoreland setback provisions to the extent that it can be demonstrated that conformance is impossible; however, any structure on such lots must conform as fully as possible.”

K. Forbes expressed that what was proposed was an improvement.

R. Desmaris expressed that the board had consistently applied the ordinance and not allowed the impact to go further into the setback from the water.

D. Hatch expressed that the notion included that the decks cannot be covered by a roof.

K. Forbes called for a vote.

*The motion carried unanimously*

*A motion was made by R. Desmaris and seconded by G. Bailey to adjourn at 7:20 p.m. The motion carried unanimously*

Respectfully Submitted,

Marcia J. Gasses  
Town Planner and Land Use Administrator