

MEETING MINUTES
ZONING BOARD OF ADJUSTMENT PUBLIC MEETING
NEW LOCATION--BARRINGTON MIDDLE SCHOOL
MAIN ENTRANCE-LIBRARY
51 HALEY DRIVE (Off Franklin Pierce Hwy)

Barrington, NH
September 23, 2015
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

Karyn Forbes, Chair
George Bailey
Meri Schmalz-Alt
Raymond Desmarais
Dawn Hatch

MINUTES REVIEW AND APPROVAL

1. Approval of August 19, 2015 Regular Meeting Minutes.

A motion was made by G. Bailey and seconded by D. Hatch to approve the August 19, 2015 meeting minutes. The motion carried unanimously

ACT ION ITEMS

2. **118-54-GR-15-ZBA (Owner: Suzanne L. Shneider)** Request by applicant to request a variance from Article 4 Dimensional Requirements Table 2 to expand an existing 3 bedroom footprint to be as close as 23.3' on west side and 26.9' on southerly front yard as close as 11.4' on northerly front yard and 8.8' with proposed ramp; as close as 14.4' on west front yard and as close as 9.2' south side yard with a proposed ramp. This lot is located at 75 Bulley Road on a .157 acre site (Map 118, Lot 54) in the General Residential (GR) Zoning District. BY: David W. Vincent, LLS, Land Surveying Services; PO Box 7418; Rochester, NH 03839-7418.

David Vincent represented the applicant. There was an existing structure on the property. The well was located on an adjacent parcel. Bob Leland and Paul Krukonis were also present. The applicant was trying to keep the improvements on one floor due to a handicap. #1 was a building addition, #2 was a 12' wide addition, #3 would remove an existing set of steps and a ramp constructed, #4 was a ramp. The structure was currently a four season structure, with only a portion currently insulated.

M. Gasses was asked to check records for prior approvals.

K. Forbes expressed it was a small lot.

G. Bailey asked if there was a distinct driveway cut.

David Vincent expressed there was not a distinct driveway.

Paul Krukonis discussed the interior design. He described the ramps as coming down 10”.

G. Bailey expressed his main concern was the amount of structure in the setback.

K. Forbes expressed that at what point should they draw the line. She did not have problem with the ramps. The setback was 40’ and 14’ was close.

G. Bailey expressed there could be internal design changes.

M. Schmaltz asked if they could do without the porch.

K. Forbes expressed they needed more information; whether there was a previous variance. There was too much house for the lot and it was too close to the road. The #2 addition was the concern.

A motion was made by G. Bailey and seconded by R. Desmaris to continue the application to October 21, 2015.

K. Forbes asked they address the concerns of the Conservation Commission.

D. Vincent expressed they needed to go to NHDES for a Shoreland permit.

Paul Krukonis asked if he could come back with a variety of designs.

K. Forbes expressed they could.

The motion carried unanimously

3. **107-4-GR-15-ZBA (Owner: Janice Erricolo)** Request by applicant to request a variance from Article 4 Dimensional Requirements Table 2 Article 4.1.1 from the front 40’ setback to accommodate the two feet over hang on the deck for 14’ of the length. This is located on Small Road on a .46 acre site (Map 107, Lot 4) in the General Residential (GR) Zoning District. Applicant: Janice Erricolo; PO Box 1362; Warren, MA 01083.

Janice Erricolo explained she was asking for a 2’ X 40’ span that encroaches into the setback. All other setbacks were met.

K. Forbes asked if there was anyone present to speak for or against the application.
No one was there to speak in.

The Board expressed it was a very minor encroachment.

A motion was made by R. Desmaris and seconded by M. Schmaltz to approve the variance. The motion carried unanimously

ADJOURNMENT

A motion was made by R. Desmaris and seconded by G. Bailey to adjourn at 8:10 p.m. The motion carried unanimously

Respectfully submitted,

Marcia J. Gasses
Town Planner and Land Use Administrator