

ZONING BOARD OF ADJUSTMENT PUBLIC MEETING
**NEW LOCATION—EARLY CHILDHOOD LEARNING
CENTER
77 RAMSDELL LANE**

Barrington, NH

(Approved September 21, 2016)

August 17, 2016

7:00PM

MEETING MINUTES

Members Present

George Bailey

Meri Schmalz

Raymond Desmaris, Vice Chair

Dawn Hatch

Member Absent

Karyn Forbes, Chair

Alternate Members

George Schmalz

Cheryl Huckins

George Schmalz sat for Karyn Forbes

MINUTES REVIEW AND APPROVAL

1. Approval of July 20, 2016 Regular Meeting Minutes

A motion was made by G. Bailey and seconded by G. Schmalz to approve the minutes of July 20, 2016. The motion carried unanimously.

ACTION ITEMS

2. **116-17-GR-16-ZBA Variance (Owners: Alice & Alan Brown)** Request by applicant for a variance from Article 3.1.1 Permitted Structures to allow a 1960's 1 ½ story cabin to stay on lot and allow the issuance of a building permit for a second dwelling until such time as a certificate of occupancy is issued on a .47 acre lot located at 458 Young Road (Map 116, Lot 17) in the General Residential (GR) Zoning District.

Alice Brown explained they would be replacing the current cabin with a modular. They wanted to enjoy the lake on the weekends while building the new home. They had received their Shoreland Permit from NHDES. She was getting older and planning for retirement.

G. Bailey expressed concern with the closeness of the proposed home to the wetlands.

D. Hatch asked if they had given any thought to relocating the existing cabin.

Alice Brown expressed no. They planned to demolish the cabin.

M. Gasses explained that the lot was a lot of record and that wetland buffers did not apply. The Zoning Administrator made the determination of a conforming as possible in this instance. The applicant was only requesting the existing cabin remain while the new home was built.

D. Hatch expressed they had allowed others to do the same thing being requested. D. Hatch also explained the owners could not use the wetlands as a lawn.

G. Bailey expressed that if the Board denied the request to leave the exiting cabin the applicant would then be able to move the proposed building further from the wetlands.

The Board expressed that was not the request before them.

R. Desmaris suggested the Board grant a variance that was for 6 months after the occupancy of the new home. Mr. Desmaris explained that there could be delays during demolition.

A motion was made by M. Schmaltz and seconded by G. Schmaltz to approve the variance with the requirement, six months (6) after the occupancy of the building the current cabin would need to be demolished. The motion carried 4-1

3. Long Shores Drive (Corrine Farinelli) In September 2014 received a variance which expires in September 2016 they would like an extension for 18 months.

D. Hatch questioned whether the Board needed a letter of authorization.

M. Gasses did not have the information to confirm the current ownership.

The Board would like the letter of the authorization before proceeding if one was required.

A motion was made by G. Bailey and seconded by M. Schmaltz to continue the request to September 21, 2016. The motion carried unanimously

A motion was made by G. Bailey and seconded by G. Schmalz to adjourn at 7:20 p.m. the motion carried unanimously

Respectfully submitted,

Marcia J. Gasses
Town Planner & Land Use Administrator