

MEETING MINUTES
ZONING BOARD OF ADJUSTMENT PUBLIC MEETING
**NEW LOCATION—EARLY CHILDHOOD LEARNING
CENTER
77 RAMSDELL LANE**
Barrington, NH
(Approved 15, 2017)
January 18, 2017
7:00PM

Members Present

Karyn Forbes, Chair
George Bailey
Meri Schmalz

Members Absent

Raymond Desmarais
Dawn Hatch

Member Absent

Dawn Hatch

Alternate Member Present

Cheryl Huckins

Alternate Member Absent

George Schmalz

MINUTES REVIEW AND APPROVAL

1. Approval of December 21, 2016 Regular Meeting Minutes.

A motion was made by G. Bailey and seconded by R. Desmarais to approve the minutes of December 21, 2016. The motion carried unanimously.

ACTION ITEMS

2. **104-15-GR-17-ZBA Variance (Owner: Kenneth Bolstridge)** Request by applicant from Article 4, Section 4.1.1 Minimum Standards Table 2 for the side setback where 30' is required to allow proposed 24 x 24 garage where the setback is 10' from the side at 639 Berry River Road on a .48 acre (Map 104, Lot 15) in the General Residential (GR) Zoning District.

Mr. Bolstridge explained he had a ½ acre lot with a tree farm lot behind. The lot had been logged a few years ago and he wanted to now have an active tree farm. He expressed the proposed location of the garage would allow him access to the tree lot.

K. Forbes expressed she did not understand why the road had to go through the middle of the lot.

Mr. Bolstridge went over the aerial photo with the Board. He expressed the neighbors trailer was 10' from the property line and he wanted to place the garage 10' from the other side.

G. Bailey asked when the road had been cut in.

Mr. Bolstridge stated, "four or five years ago when they logged it out".

K. Forbes expressed he had to show her why special conditions existed.

Mr. Bolstridge expressed he could not gain access to his back lot.

R. Desmarais expressed that the road did not have to be straight.

K. Forbes expressed that he was asking for 10' and that she might be more inclined for a smaller intrusion into the setback.

G. Bailey showed the applicant an alternative.

K. Forbes expressed she would be more inclined to something closer to a 20 foot setback.

R. Desmarais expressed alternatives.

R. Desmarais suggested the applicant ask to continue the case.

K. Forbes asked for the distance from the house to the property line.

G. Bailey expressed more of the setbacks needed to be shown.

Mr. Bolstridge expressed he was trying to work with his neighbors.

C. Huckins expressed that if she was a neighbor she would rather have the garage next to her than the road.

K. Forbes expressed that the Board would make the decision and not the neighbor.

A motion was made by R. Desmaris and seconded by G. Bailey to continue the application to 2/15/2017. The motion carried unanimously.

Mr. Bolstridge expressed that his work takes him out of Town and he was not sure he would be available on that date.

M. Gasses asked the Board if Mr. Bolstridge would need to be present to ask for a continuance.

K. Forbes expressed he would not need to be present if his work took him out of Town but to let the Land Use Office know.

ADJOURNMENT

A motion was made by G. Bailey and seconded by C. Huckins to adjourn at 7:10 p.m.

Respectfully submitted,

Marcia J. Gasses, Town Planner and Land Use Administrator