

AGENDA
FOR
ZONING BOARD OF ADJUSTMENT

As Chair of the Zoning Board of Adjustment, due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, this is to confirm that we are: We are utilizing the Microsoft Team for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through the Microsoft Team, and the public has access to contemporaneously listen and, if necessary, participate in the meeting through dialing the following phone #1-603-664-0240 and Conference ID: 445751693#

Call 603-664-0195 or email: mgasses@barrington.nh.gov

OR
bit.ly/BarrZB210519

Wednesday, May 19, 2021
7:00 p.m.

Please note that all votes that are taken during this meeting shall be done by Roll Call vote.

ROLL CALL

Roll Call

Karyn Forbes, Chair
Cheryl Huckins
Raymond Desmarais, Vice Chair
George Bailey
Dave Whitten

ACTION ITEM CONTINUED FROM APRIL 21, 2021

1. **126-12.1/12.2-GR-21-3Var (Owners: Stephen & Joy Porter)** Request by applicant for variances from Article 4 Dimensional Requirements: Section 4.1.1 Minimum Standards to allow a 5' setback on right side and a 19.02' setback on the right side where 30' is required. Also, a variance under Article 5 Section 5.1.1 (2) and 5.1.1 (3) to allow the well on a different lot (Map 126, Lots 12.1 & 12.2) on Jillette Road in the General Residential Zoning District. BY: Matthew J. Peterson, Keach Nordstrom Associates; 10 Commerce Park North, Suite 3B; Bedford, NH 03110.

ACTIONS ITEMS

2. **101-56-GR-21-ZBAVar (Owner: Matthew Castonguay)** Request by applicant for a variance from Article 4 Dimensional Requirements: Table 2 to allow a front setback of 21.2' where 40' is required and a side setback of 28.8' where 30' required on Long Shores Drive (Map 101, Lot 56) in the General Residential (GR) Zoning District. BY: Chris Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.
3. **239-2/235-1,2,3-TC-16-VarianceExt (Owners: Dove Development Group LLC)** On July 20, 2016 the Zoning Board of Adjustment granted a variance on the below case. The applicant's variance expires on July 20, 2021 and they are, asking for a 4-month extension. SEE BELOW:
239-2/235-1,2,3-TC-16-Variance (Owners: John & Linda Svenson, Garth & Elizabeth Svenson & 1962 Real Estate, LLC) Request by applicants for variances under Article 16 Planned Unit Development (PUD), Article 16.3.2, Minimum Lot Size/Lot Area, Article 16.3.2(2) Residential Uses proposing to permit the net density for a single-family dwelling to be based upon 16,250 sq. ft. rather than 40,000 sq. ft. per dwelling. 16.5.2 Commercial Component Requirements, where the applicant is proposing 26.5% when, 50% of the total development tract is required to be

commercial on Christmas Lane and Franklin Pierce Highway (Map 239, Lot 2 and Map 235, Lots 1, 2,3) in the Town Center (TC) Zoning District. By: Kenneth A. Berry, PE LLS; Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825

4. **118-90-GR-21-ZBAVar (Owners: Alicia M & James M Beaulieu)** Request by applicant for a variance from Article 4 Dimensional Requirements: Table 2 to allow 37.7' where 40' is required and a side setback of 10.3' where, 30' is required at 350 Mica Point Road (Map 118, Lot 90) in the General Residential (GR) Zoning District. BY: Scott D. Boudreau, LLS Boudreau Land Surveying; 2 Beatrice Lane; Newmarket, NH 03857

MINUTES REVIEW AND APPROVAL

5. Approval of April 21, 2021 meeting minutes.

ADJOURNMENT

Other information. a) Files on the applications and items, above, including the full text of any proposed ordinances, regulations, or other initiatives are available for inspection in the Planning & Land Use Office, from 8:00 a.m. to 3:00 p.m., Monday through Thursday; b) If you are looking at this agenda on the Town's website, you can click on any underlined projects and other items to access additional information; c) This agenda, these applications, and other items are subject to errors, omissions, and change prior to final action; d) Some agendas are marked as "Preliminary Agenda". These are subject to change. The final agenda will be prepared on the Thursday evening prior to the meeting and will be posted on the Town's website; e) Contact the Planning & Land Use Department if you have questions or comments about these or any related matters or if you have a disability requiring special provision. Persons with a disability may request a reasonable accommodation by contacting the Land Use Office at 603.664.5798. Requests should be made 5 days in advance http://www.barrington.nh.gov/Pages/BarringtonNH_PlanningZoningApps/Map%20263/Lot%207/