



AGENDA

Zoning Board of Adjustment (ZBA)

July 20, 2022 at 7:00 P.M.

1. CALL TO ORDER

2. ROLL CALL

A. Attendance of Members, Staff Support, Presenters and Speakers

3. ACTION ITEM CONTINUED FROM JUNE 15, 2022

A. [121-30-GR-22-Var \(Owner: Richard Townsend\)](#) Request by applicant for a variance from Article 4, Section 4.1.1 Table 2 to allow setbacks from two road frontages 18.7' and 27.3' from Hall Road and 27.3' and 21.8' from Rosemary Lane where 40' is required and 23.2' from the side where 30' is required on a .24-acre lot in the General Residential Zoning District.

4. ACTION ITEMS

A. [217-56-NR-22-Var \(Owners: Kellie Jones\)](#) Request by applicant for a variance from Article 4, Section 4.1.1 Table 2 to allow a setback from the side 21.8' where 30' is required on 2.04-acre lot to build a 24' x 28' detached garage (Map 217, Lot 56) at 635 Scruton Pond Road in the Neighborhood Residential Zoning District. BY: Brett W. Allard, Esq.; Shaughnessy Raich, PLLC. 24 Eastman Avenue, Suite C3; Bedford, NH 03110.

B. [234-25-V-22-Var \(Owners: Daniel M. & Melissa Ayers\)](#) Request by applicant for a variance from Article 4, Section 4.1.1 Table 2 to allow a setback from the front setback for Meetinghouse Road to be 38.6' and front setback on Oak Hill Road to be 37.5' where 40' is required on 1.85-acre lot to install a prefabricated garage (Map 234, Lot 25) at 41 Oak Hill Road in the Village Zoning District.

C. [103-64-GR-22-Var \(Owners: EOR Realty Development, LLC\)](#) Request by applicant for a variance from Article 4, Section 4.1.1 Table 2 to allow setbacks from the right side to be 12'+/- and left side to be 22'+/- where 30' is required to build a 2-story colonial 24' x 32' on a .3-acre lot on Long Shores Shore in the General Residential Zoning District.

5. ACTION ITEM REQUEST TO APPEAL THE DECISION

A. Steve Martwichuck of 59 Cottage Lane requests a rehearing of the Zoning Board of Adjustment's June 15, 2022, decision to grant a variance in the following case:

115-11-GR-22-ZBAVar (Owners: The ELAR Realty Trust, George & Sar Grumbles) Request by applicant for a variance from Article 4, Section 4.1.1 Table 2- Table of Dimensional Standards to allow 13.7 and 19.1 from the front setback where 40' is required at 55 Cottage Lane (Map 115, Lot 11) on a .36-acre lot in the General Residential Zoning District. BY: N.H. Land Consultants; 683C First NH Turnpike; Northwood, NH 03261.

No public input will be taken on this request. If the request is granted, a public hearing will be scheduled at a later date.

6. REVIEW AND APPROVAL OF MINUTES

A. Review and approve minutes of the June 15, 2022, meeting.

7. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

A. Board review of 2022 Draft of updated ZBA Rules of Procedure from 1992 by-laws.

8. ADJOURN

A. Adjourn the Zoning Board of Adjustment (ZBA) Meeting. Next ZBA meeting date is August 17, 2022 at 7:00 P.M.

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

Visitor Orientation to the Zoning Board of Adjustment Meeting

Welcome to this evening's Zoning Board of Adjustment meeting.
Copies of agendas and a sign-in sheet are available for visitors.

Meeting Access

In-Person

Early Childhood Learning Center (ECLC)
Multi-Purpose Room
77 Ramsdell Lane, Barrington, NH 03825

Remote Meeting Participation

Video: [barrington.nh.gov/zbmeeting](https://www.barrington.nh.gov/zbmeeting)
Call in: [+1 603-664-0240](tel:+16036640240) and Conference ID:
874 769 462#

Meeting Materials

Additional details regarding each agenda item and all supporting documentation can be found online at <https://www.barrington.nh.gov/zoning-board-adjustment>. Please contact the Land Use department with any questions via phone at (603) 664-5798 or email at planning@barrington.nh.gov. 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 Land Use Department Office, Monday through Thursday from 8:00 a.m. to 3:00 p.m.

Special Accommodations

The Town of Barrington requires 48 hours' notice if the meeting must be modified for your participation or if special communication aides are needed. Please submit requests to the Land Use Department office via phone at (603) 664-5798 or email at planning@barrington.nh.gov.