



AGENDA

Zoning Board of Adjustment (ZBA) September 21, 2022, at 7:00 P.M.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. PUBLIC HEARING: ACTION ITEM CONTINUED FROM August 17, 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.

5. PUBLIC HEARING: ACTION ITEMS:

A. [234-25.1-V-22-Var \(Owner: TSB Construction, LLC\)](#) Request by applicant for a variance from Article 4, Section 4.1.1 Table 2 Dimensional Standards to allow frontage of 150' (+/-) where 200 feet is required on a 9.44-acre lot for a 3-lot subdivision off Franklin Pierce Highway (aka: Route 9) in the Village District. BY: Christopher Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

B. [234-25.1-V-22-SpecEx \(Owner: TSB Construction, LLC\)](#) Request by applicant for a Special Exception from Article 4, Section 4.1.2 to allow a driveway not on the proposed frontage for a 3-lot subdivision on 9.44-acre lot (Map 234, Lot 25.1) off Franklin Pierce Highway (aka: Route 9) in the Village District. BY: Christopher Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

C. [118-4-GR-22-Var \(Owner: Joseph Wilson\)](#) Request by applicant for a variance from Article 11, Section 11.2 (2) District Defined to allow the section of 53.7 from the water where 75' is required (Map 118, Lot 4) at 79 Phinney Way to add an addition in the General Residential Zoning District.

6. REVIEW AND APPROVAL OF MINUTES

A. Review and approve minutes of the August 17, 2022, meeting.

7. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

8. ADJOURN

A. Adjourn the Zoning Board of Adjustment (ZBA) Meeting. Next ZBA meeting date is October 19, 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

Town Hall (New ¼ mile from Old Town Hall)

Main Meeting Room

4 Signature Drive

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.