



---

## AGENDA

### Zoning Board of Adjustment (ZBA) November 30, 2022, at 7:00 P.M.

**(Rescheduled date from November 16, 2022.)**

#### 1. CALL TO ORDER

#### 2. PLEDGE OF ALLEGIANCE

#### 3. ROLL CALL

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

#### 4. PUBLIC HEARINGS

- A. [227-22-1-GR-22-SpecExcept \(Owner: Laura Lane Properties Inc.\)](#) Request by applicant for a special exception from article 4, Section 4.1.2 Lot Frontage for a new driveway for access on Stagecoach Road where the original access was Parker Mountain Road (aka Route 126) in the General Residential Zoning District.
- B. [224-65-GR-22-ZBA-Appeal \(Owner: DE Ayer Industrial Service & Supply Inc.\)](#) Request by applicant to appeal under 15.1.2 (1) to appeal the Code Enforcement the decision on Article 9 Section 9.5 (3) no structures are allowed in the wetland buffer located on Castlerock Road on a .059-acre lot in the General Residential Zoning District.
- C. [224-65-GR-22-ZBA-Var \(Owner: DE Ayer Industrial Service & Supply Inc.\)](#) Request by applicant to for a variance from Article 9.5(3) Wetland buffer area required where the majority of the structure would be in the wetland buffer on Castlerock Road in the General Residential Zoning District.

#### 5. ACTION ITEM REQUEST TO APPEAL THE DECISION

- A. Five (5) abutting residents requests a rehearing of the Zoning Board of Adjustment's September 21, 2022, decision to grant a variance and special Exception in the following cases:

[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.

[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.

\*Please note: 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 October 19, 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 December 21, 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://barrington.nh.gov/zbmeeting)  
Call in via computer +1 603-664-0240,,514518321#  
or via phone +1 603-664-0240 and Conference ID:  
274 311 590#

### **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](mailto: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](mailto:planning@barrington.nh.gov).