

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: 55924664#

Call 603-664-0330 or email: jhuckins@barrington.nh.gov

OR

bit.ly/BarrZB210421

Wednesday, April 21, 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 ITEMS CONTINUED FROM MARCH 17, 2021

1. **106-14-GR-21-ZBAVar (Owners: Andrew Peck & Yelena Frederick)** Request by applicant for a variance from Article 4 Dimensional Requirements, 4.1.1 Minimum Standards to allow a side setback of 1.2' to replace a 2-car garage where 30' is required (Map 106, Lot 14) and Article 11.3 (1) expansion closer to the water to allow 70' where 75' was required at 50 Crossley Road in the General Residential Zoning District.
2. **228-6-GR-21-EquWaiver (Owners: Adam & Pearson & Heather Thomas Pearson)** Request by applicant under RSA 674:33- a consideration governing granting of a dimensional equitable waiver under Article 4, Dimensional requirements minimum Section 4.1.1 front yard setbacks where the setbacks 29.3' from retaining wall and 32.4' from the front where 40' is required due to the Foundation certification survey that the garage as constructed so far is in the front setback at 299 Stagecoach Road (Map 228, Lot 6) in the General Residential Zoning District.

ACTION ITEMS

3. **251-64-GR/SDAO-17-ZBAExt2 (Owners: Steven & Pamela Lenzi TRS REV TR)** On March 11, 2021 received a variance, for an extension that would expire on April 27, 2021 they would like an extension. SEE CASE BELOW:
251-64-GR/SDAO-17-ZBA (Owners: Steven F. & Pamela M. Lenzi Revocable Trust) Request by applicant for a variance from Article 10 Wireless Communications 10.4 (3) and 10.4 (5) Dimensional Requirements to construct a 150' tall wireless communications facility that will be surrounded by a fence that will be located 60' from wetlands located on Bumford Road (Map 251, Lot 64) in the General Residential (GR) Daniel D. Klasnick, Duval & Klasnick, LLC; P.O. Box 254; Boxford, MA 01921

4. [238-45-TC-21-Var \(owner: Madeline Lockhardt, TR\)](#) Request by applicant for a variance from Article 3.1.6 Site Plan Review Regulations to allow the temporary drive-in movie theater to continue until the end of the calendar year, 2021 located at 586 Calef Highway, Suite #1 (Map 238, Lot 45) in the Town Center Zoning District.
5. [250-76.1-RC-21-Var \(Owners: Jeremy Hiltz, Tr\)](#) Request by applicant for a variance from Article 4 Dimensional Requirements: Section 4.1.1 Minimum Standards/Article 3 Permitted Uses Section 3.3.5 (3)(a) to allow a 300' setback from Keefe Road (Map 250, Lot 76.1) to Route 125 where 500' from Route 125 is required in the Regional Commercial Zoning District. BY: Scott Frankiewicz, NH Land Consultants; 683C First NH Turnpike; Northwood, NH 03261.
6. [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.

MINUTES REVIEW AND APPROVAL

7. Approval of March 17, 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/