



AGENDA

Zoning Board of Adjustment (ZBA)

January 18, 2023, 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 CONTINUED FROM DECEMBER 21, 2022

- A. [240-8-GR-22-3Var/Spec Except \(Owner: Norma Bearden\)](#) Request by applicant for the following variances Article 6, Section 6.2.6 Perimeter Buffer to allow 14 proposed driveways to access through buffer along Young Road, Article 6, Section 6.2.6 Perimeter Buffer to allow proposed subdivision to reduce the front perimeter buffer, Article 6, Section 6.2.6 Perimeter Buffers to allow the front buffer to contain individual house lots and Special Exception to Article 4, Section 1.3 to allow shared access point and shared driveways on a 65.55 acre lot on Young Road in the General Residential Zoning District. BY: Christopher Berry, Berry Surveying & Engineering: 335 Second Crown Point Road; Barrington, NH 03825.

5. PUBLIC HEARINGS

- A. [251-9-GR-22-Var \(Owners: Tyler & Katie Rand\)](#) Request by applicant for a Variance from Article 19, Table 1 Table of Uses to allow Mixed Use at 132 Ham Road (Map 251, Lot 9) on 1.87 acre lot where it is not permitted in the General Residential Zoning District.
- B. [239-35-V-26-Var \(Owner: Paul Guptill\)](#) Request by applicant for a Variance from Article 6, Section 6.2.6 Perimeter buffer to allow 2 conventional lots to be developed separate from the proposed conservation subdivision on Mallego Road (Map 239, Lot 35) in the Village Zoning District on 43 acres. BY: Scott Cole, Beals Associates; 70 Portsmouth Ave, 3rd Floor; Stratham, NH 03885.
- C. [124-10-GR-23-Var \(Owner: Byard Mosher\)](#) Request by applicant for a Variance from Article 4 Dimensional Requirements, Table 2 front and side setbacks, to allow 14' front setback to the center of array and 3.3' from the front setback to the closest array edge where 40' is required, and 21' from the side setback to the pole mount base and 17' side setback from the closest array edge where 30' is required, at (Map 124, Lot 10) 507 McDaniel Shore Drive on a 0.22 acre lot in the General Residential Zoning District.
- D. [118-67-GR-23-Var \(Owners: George J & Ellen M Rose\)](#) Request by applicant for a Variance from Article 4 Dimensional Requirements, Table 2 side setbacks, to allow 18.5' side setback and 18.8' side setback where 30' is required at (Map 118, Lot 67) 437 Mica Point Road on a .54 acre

lot in the General Residential Zoning District. By: Christopher Berry, Berry Surveying & Engineering; 335 Second Crown point Road; Barrington, NH 03825

6. REVIEW AND APPROVAL OF MINUTES

A. Review and approve minutes of the December 21, 2022, meeting.

7. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

- A. Town Planner Updates
 - i. New Zoning Application
 - ii. 2023 Zoning Amendments
 - iii. Rules of Procedure
 - iv. New Hampshire Planning and Land Use Regulation 2022-2023 edition

8. ADJOURN

A. Adjourn the Zoning Board of Adjustment (ZBA) Meeting. Next ZBA meeting date is February 15, 2023, 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
Call in via computer [+1 603-664-0240. 514518321#](tel:+16036640240514518321)

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.