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## AGENDA

### Zoning Board of Adjustment (ZBA) December 20, 2023, at 7:00 P.M.

#### 1. CALL TO ORDER

#### 2. PLEDGE OF ALLEGIANCE

#### 3. ROLL CALL

##### A. Attendance of Members, Staff Support

#### 4. ACTION ITEMS:

##### A. CONTINUED CASES: From November 15, 2023

1. [223-26-58&59-RC-23-SpecExcept \(Owner: St. Hilaire Holdings, LLC\)](#) Request by applicant for a Special Exception from Article 2, Section 4.1.2 Lot Frontage to allow access to Map 223, Lots 26-58 & 26-59 from the adjacent joint driveway off Signature Drive Map 223, Lot 26-57 instead of the required frontage off of Calef Highway (Route 125) on a total of 8.77-acres in the Regional Commercial Zoning District. BY: Scott Cole, Beals Associates, PLLC; 70 Portsmouth Avenue 3<sup>rd</sup> Floor; Stratham, NH 03885.
2. [249-32&250-133-NR-23-SpecExcept \(Owner: DWSX2 Holdings, LLC\)](#) Request by applicant for a Special Exception from Article 19, Table 1: Table of Uses for a Mixed-Use Development in the Neighborhood Residential District, to allow for a Mixed-Use Development conforming to the requirements as defined in the Zoning Ordinance. The location is at 270 Beauty Hill Road (Map 249 Lot 32 and Map 250, Lot 133) on a total of 72.04-acres in the Neighborhood Residential District.

##### B. NEW APPLICATIONS:

1. [239-88-V-23-Var \(Owner: Michelle Stash\)](#) Request by applicant for two variances from Article 4, Section 4.1.1, Table 2, the front and side setback requirement in the Village District to allow a residential garage of 24.5' x 23.2' to be constructed. The proposed front setback of 5.7' where 40' required and side setback of 16.2' where 30' required. The location is at 55 Cate Road (Map 239, Lot 88) on a total of 0.65-acre lot in the Village District. BY: Christopher Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

**5. REVIEW AND APPROVAL OF MINUTES**

A. Review and approve minutes of the November 15, 2023, meeting.

**6. STAFF UPDATES -TOWN PLANNER**

**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 January 17, 2024, 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#](tel:+16036640240)

**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).