



AGENDA

Zoning Board of Adjustment (ZBA)

March 20, 2024, 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. NEW APPLICATIONS:

1. [119-8-GR-24Var \(Owners: Brendon and Debra Meatley\)](#) Request by applicant for a Variance from Article 4, Section 4.1.1, Table 2, the front setback requirement in the General Residential Zoning District to allow a residential attached garage of 24' x 24' to be constructed. The proposed front setback is 33' where 40' is required. The location is at 41 Woodhaven Drive (Map 119, Lot 8) on a 1.38-acre lot in the General Residential Zoning District.
2. [269-2-RC-24SpecExcept \(Owner: Robert Diberto\)](#) Request by applicant for a Special Exception from Article 4, Section 4.1.2 Lot Frontage to allow access to the proposed Lipizzan Drive in located in Nottingham, NH. The location is off Route 4 (Old Concord Turnpike) and Warren Road on the Nottingham/Barrington Municipality boundary line (Map 269, Lot 2-1 and Map 269, Lot 2-2) on an 18.76-acre lot in the in the Regional Commercial and Wetland Protection Overlay Zoning District. BY: Chris Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

Applicant has asked for a continuance to the April 17, 2024, ZBA meeting.
3. [269-2-RC-24Variance \(Owner: Robert Diberto\)](#) Request by applicant for a Variance from Article 4, Section 4.1.3(5) Backlots which require driveways to be centered in this neck as much as possible and the neck kept clear and maintained for safety. The location is off Route 4/Old Concord Turnpike and Warren Road on the Nottingham/Barrington Municipality boundary line (Map 269, Lot 2-1 and Map 269, Lot 2-2) on an 18.76-acre lot in the in the Regional Commercial and Wetland Protection Overlay Zoning District. BY: Chris Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

Applicant has asked for a continuance to the April 17, 2024, ZBA meeting.

4. **116-6-GR-24Var (Owners: Aubrey & Marie Mead)** Request by applicant for two variances from Article 4, Section 4.1.1, Table 2, the front and two side setback requirements in the General Residential Zoning District to allow a new single-family home of 24' x 22' to be constructed. The proposed front setback of 3.5' where 40' required and side setback of 3.0' and 4.8' where 30' is required. The location is at 14 Big Roack Lane (Map 116, Lot 6) on a 0.53-acre lot in the General Residential Zoning District. BY: Christopher Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

Applicant has asked for a continuance to the April 17, 2024, ZBA meeting.

5. **116-22-GR-24Var (Owners: Aubrey & Marie Mead)** Request by applicant for a Variance from Article 4, Section 4.1.1, Table 2, the side setback requirement in the General Residential Zoning District to allow a detached garage of 26' x 32' to be constructed. The proposed side setback is 28.2' and 14.5' where 30' is required. The location is at 414 Young Road (Map 116, Lot 22) on a 3.15-acre lot in the General Residential Zoning District. BY: Christopher Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

Applicant has asked for a continuance to the April 17, 2024, ZBA meeting.

6. **238-44-1-V-24Var (Owners: NHBBC, LLC)** Request by applicant for variance from Article 4, Section 4.2.(8) Greenbelt Buffer Required in the Village District to allow the development of the placement of a subsurface gravel wetland, detention pond, retaining wall, guard rail, and shoulder within the 50' Greenbelt Buffer. The location is Calef Highway and 607 Calef Highway on 35.9 acres (Map 238, Lot 44-1; and Map 238, Lot 44) in the Village Zoning District. BY: Chris Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

Applicant has asked for a continuance to the April 17, 2024, ZBA meeting.

5. REVIEW AND APPROVAL OF MINUTES

A. Review and approve minutes of the January 17, 2024, meeting.

6. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

- A. [Changes to Planning & Zonings Law in 2023: A Guide for Municipalities – a joint NHMA/OPD advisory](#)
- B. For the 2024 NH Office of Planning and Development's Spring 2024 Planning and Zoning conference. [May 11, 2024: BEA Planning & Zoning Conference](#)
 - **When:** Saturday, **May 11, 2024** from **8:45 AM to 3:30 PM**
 - **Where:** Online (each session will be recorded and available after conference)

- **Cost:** Free
- **Registration Opens:** April 1, 2024

7. ADJOURN

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

Call in via computer [+1 603-664-0240](tel:+16036640240), 245 456 9#

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.