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**AGENDA**  
**Zoning Board of Adjustment (ZBA)**  
**May 17, 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. ACTION ITEMS**

- A. [106-4-GR/SPO-23-Var \(Owners: Derek & Melissa Ceppetelli\)](#) Request by applicant for a Variance from Article 4, Section 4.1.1 Minimum Standards Table 2 to allow front setbacks of 3' and 16.5' where 40' was required and a side setback of 23.6' where 30' was required on a .30-acre lot (Map 106, Lot 4) at 100 Small Road in the General Residential/shoreland Protection Overlay Zoning District. BY: Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

**5. REVIEW AND APPROVAL OF MINUTES**

- A. Review and approve minutes of the April 19, 2023, meeting.

**6. STAFF UPDATES -TOWN PLANNER**

**A. TRAINING OPPORTUNITIES**

1. [May 18, 2023 – Making Zoning Work for Housing in Your Community](#)
2. [June 1, 2023 – Local Officials Workshop](#)
  - i. On June 1<sup>st</sup> the New Hampshire Municipal Association is hosting its annual Local Officials Workshop. A copy of the 2022 PowerPoint is attached below.
    - a. See attached, [2022 Local Officials Workshop PPT](#)

**B. ADDITIONAL MEMBERS LAND USE BOARDS**

**1. The ZBA: Currently Looking for ZBA full member and alternate positions**

The Zoning Board of Adjustment (ZBA) is a community-based all volunteer board that is a quasi-judicial board. The ZBA considers the differences between properties which do not conform to the Zoning Ordinance since no ordinance can be equitably applied to every parcel of land. State law and local regulations set out the proper procedures for preparing, submitting, reviewing and approving any applications required.

The Zoning Board of Adjustment (ZBA) meets on the third Wednesday of each month starting at 7:00PM at 4 Signature Dr., Barrington, NH in the Meeting room.

**2. Planning Board: Currently Looking for Planning Board member alternate positions**

The Planning Board is a community-based all volunteer board that is the decision-making process in which communities' goals and objectives for deciding future uses of land are established through regulations and planning principles. These duties include the preparation and amendment of a Master Plan, review of subdivision and site plans, additions/amendments to the Capital Improvement Program and prepares and recommends for Town Meeting proposed zoning changes.

The Planning Board meets on the first and third Tuesdays of each month starting at 6:30PM at 4 Signature Dr., Barrington, NH in the Meeting room.

Take interest in your community and apply to volunteer today!  
[https://www.barrington.nh.gov/sites/g/files/vyhlf2766/f/uploads/applicationforappointment\\_1.pdf](https://www.barrington.nh.gov/sites/g/files/vyhlf2766/f/uploads/applicationforappointment_1.pdf)

**C. MASTER PLAN UPDATES**

Final Input on the Revisions/updates to the Master Plan Land Use and Transportation Chapters! The Planning board meeting on Tuesday June 6, 2023, will open the public comment period for the Revisions/updates to the Master Plan Land Use and Transportation Chapters, and at The Planning board meeting, Tuesday June 20, 2023, will be for the final hearing and adoption of both chapters.

**D. MASTER PLAN CHAPTER COMMITTEE UPDATE– HOUSING**

1. The Planning Board has created a sub-committee with the charge of updating the Housing chapter of the Town's Master Plan. The following is an invitation for residents to be a part of that committee.
  - i. Volunteer to help guide the development of the latest chapter of the town's master plan. The Barrington Planning Board and Land Use department are looking for Barrington residents interested in serving on the steering committee that will prepare the update to the Housing Chapter of the Town's Master Plan.
  - ii. The chapter will review current conditions and future needs of the Town's Housing and Demographics. The Planning Board will create a steering committee that will oversee the work and ensure ample opportunity for public participation. The steering committee is anticipated to have seven members, including one member from the Planning Board and Select Board, and will work closely with the Land Use department and the Strafford Regional Planning Commission throughout the chapter's development.
  - iii. The goal is to have a steering committee diverse in interests and areas of expertise. The process is scheduled to begin in May/June of 2023 and take about 12 months ending with the updated adoption of the Housing Chapter in 2024 by the Planning Board. The master plan is designed to help the community meet change responsibly and guide its growth in an orderly manner. It specifies, as clearly and practically as possible, the best and most appropriate future development to aid the planning board in designing ordinances and to guide the board in the performance of its other duties.

- iv. Anyone interested in serving on the steering committee is asked to respond by Monday May 22, 2023, to the Land Use Department, and filling out a volunteer application form.  
[https://www.barrington.nh.gov/sites/g/files/vyhlif2766/f/uploads/applicationforappointment\\_1.pdf](https://www.barrington.nh.gov/sites/g/files/vyhlif2766/f/uploads/applicationforappointment_1.pdf)

## 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 June 21, 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](https://www.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).