

MEETING MINUTES
ZONING BOARD OF ADJUSTMENT PUBLIC MEETING
**MEETING LOCATION—EARLY CHILDHOOD LEARNING
CENTER
77 RAMSDELL LANE**

Barrington, NH

(Approved September 18, 2019)

August 21, 2019

7:00PM

ROLL CALL

Karyn Forbes, Chair

Meri Schmalz

Cheryl Huckins

George Bailey-Alternate for Raymond Desmarais

Dawn Hatch

Member Absent

Raymond Desmarais

ACTION ITEMS

1. [243-20-GR-19-ZBA Variance \(Owners: Scott & Michele Pastre\)](#) Request by applicant for relief from Article 3.1.1 Permitted Structures to allow occupancy of a 1972 manufactured home while a new home is being built on a 2.5-acre lot at 1897 Franklin Pierce Highway (Map 243, Lot 20) in the General Residential (GR) Zoning District.

K. Forbes asked how long the manufactured home would be there.

John Huckins explained that Barbara's was there 6 months.

G. Bailey asked if the building permit should be acquired first.

John Huckins explained he needs septic information etc. before building permit.

G. Bailey suggested 7 months.

K. Forbes suggested 8 months.

A motion was made by G. Bailey and seconded by C. Huckins to let the mobile home remained until April 30, 2020. The motion carried unanimously.

2. [234-25-V-19-ZBASpecExc \(Owners: Michael & Lisa McMahon\)](#) Request by applicant from Article 4, Section 1.2 to allow a driveway not on the proposed frontage for a proposed 8 lot subdivision to obtain access for two of the lots located 23.55 +/- acre lot on Meetinghouse Road in

the Village District. BY: Chris Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

Chris Berry read 5 criteria for a Special Exception.

- 1. No detriment to property values in the vicinity of the proposed development will result on account of: the location or scale of buildings, structures, parking areas, or other access ways; the emission of odors, smoke, gas, dust, noise, glare, heat, vibration, or other pollutants; or unsightly outdoor storage of equipment, vehicles, or other materials.**

No reduction in property values will be seen as a result of a shared driveway to access the two lots.

- 2. No hazard will be caused to the public or adjacent property on account of potential fire, explosion, or release of toxic materials.**

No further risk of fire, explosion or release of toxic materials will occur as a result of this shared driveway.

- 3. No creation of a traffic safety hazard or substantial traffic congestion will result in the vicinity of the proposed development.**

The request is specifically requested to reduce the impacts of construction around the existing wetlands and slopes.

- 4.No excessive demand on municipal services and facilities, including, but not limited to waste disposal, police and fire protection, and schools.**

No additional demand will be placed on the Town as a result of this shared driveway.

- 5.The proposed use will not result in the degradation of existing surface and groundwater quality standards, nor will it have adverse effects on the natural functions of wetlands on the site that would result in the loss of significant habitat or flood control protection.**

The shared access will not have an degradation on existing surface or ground water quality standards and will have no adverse effects on natural resources.

A motion was made by M. Schmalz and seconded by C. Huckins to grant the Special Exception this keeps driveway away from wetland buffer. The motion carried unanimously.

- 3. 114-38-GR-19-ZBAVar (Owners: Lisa & Jim Ford & Sally & Dwight Barney)** Request by applicant for a variance from Article 4.1.1 (Table 2) minimum standards to allow a side setback of 22.9' where 30' is required on a .40-acre lot (Map 114, Lot 38) in the General Residential (GR) Zoning District.

Board discussion on new septic and well locations. New camp would be no closer to the water.

K. Forbes explained that they need a plan to show distance from the water on both sides. She explained that plan needs to show corrected distance from setback of 20.9'. She explained that the setback did not include the overhang. Case has been continued to September 18, 2019.

A motion was made by G. Bailey and seconded by C. Huckins to continue to September 18, 2019. The motion carried unanimously.

MINUTES REVIEW AND APPROVAL

4. Approval of May 15, 2019 meeting minutes.

A motion was made by M. Schmalz and seconded by C. Huckins to approve the May 15, 2019 meeting minutes. The motion carried unanimously.

ADJOURNMENT

A motion was made by K. Forbes and seconded by C. Huckins to Adjourn at 8:00 p.m. The motion carried unanimously.

Respectfully submitted,

Cheryl Huckins