

Draft Minutes
ZONING BOARD OF ADJUSTMENT PUBLIC MEETING
**NEW LOCATION—EARLY CHILDHOOD LEARNING
CENTER
77 RAMSDELL LANE**
Barrington, NH
September 20, 2017
7:00PM

**NOTE: THESE ARE SUMMARY ACTION MINUTES ONLY. A COMPLETE COPY OF
THE MEETING AUDIO IS AVAILABLE AT THE LAND USE DEPARTMENT**

Members Present

Karyn Forbes, Chair
Meri Schmalz
Cheryl Huckins
Dawn Hatch

Member Absent

Raymond Desmarais

Alternate Member Absent

George Bailey
George Schmalz

K. Forbes asked if the applicant wished to move forward with a four member Board where three
yes votes would be needed to grant a variance.

Patrick Edwards stated yes.

ACTION ITEMS

1. 117-16-GR-17-ZBA Variance (Owners: Katherine & Patrick Edwards) Request by applicant for a variance
from Article 4, Section 4.1.1 Minimum Standards Table 2 for the left side setback proposed to be 11', right side to
be 15.8' and the back to be 24.6' where the requirement is 30' to build a 28' x 28' house with a 24' x 26' garage
on a .30 acre lot located at 46 Birch Lane (Map 117, Lot 16) in the General Residential (GR) Zoning District. By:
Bruce Pohopek, Pohopek Land Surveyors & Septic Designers LLC; 42 Flagg Road; Rochester, NH 03839.

Bruce Pohopek represented the applicant. There was an existing mobile home foundation on the lot. Mr. Pohopek
described the change from the existing to the proposed. The applicant was asking to construct a new home on the lot as
presented on the plan.

D. Hatch asked if the height described the former mobile home.

B. Pohopek stated yes.

K. Forbes expressed it was a substandard lot.

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47 B. Pohopek explained the mobile home foundation was 5.9' from the property line to the east and 31' from the
48 property line to the west. The proposal was to have the new home and garage placed 11' to the east and 15'.8' to the
49 west.

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51 K. Forbes asked if anyone was present to speak in favor.

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53 Barry Vater of Birch Lane spoke in favor of the application. The prior structure was unsafe and a danger to the
54 neighborhood. He was happy to see a new home would be built.

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56 Jeff Phinney of Birch Lane spoke in favor.

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58 K. Forbes asked if there was anyone else who wished to speak.

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60 No one spoke.

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62 K. Forbes expressed she believed the request met the standard.

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64 The Board concurred.

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66 *A motion was made by M. Schmaltz and seconded by C. Huckins to approve the variance. The motion carried*
67 *unanimously. 4-0*

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69 *A motion was made by C. Huckins and seconded by M. Schmaltz to approve the minutes of August 16, 2017 as*
70 *presented. The motion carried unanimously 4-0*

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72 *A motion was made by C. Huckins and seconded by M. Schmaltz to adjourn at 7:20 p.m. The motion carried*
73 *unanimously.*

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75 Respectfully submitted,

76
77 Marcia J. Gasses
78 Town Planner & Land Use Administrator
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