



Meeting Minutes
Zoning Board of Adjustment (ZBA)
October 18, 2023, at 7:00 P.M.
APPROVED NOVEMBER 15, 2023

1. CALL TO ORDER

The meeting was called to order by Tracy Hardekopf at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Members Present: Tracy Hardekopf, Paul Thibodeau, Cheryl Huckins, Alexandra Simocko

Staff Present: Town Planner: Vanessa Price

4. ACTION ITEMS:

A. CONTINUED CASE:

1. [226-50-14-NR-23-Var \(Owners: Daryl & Michelle Kelly\)](#) Request by applicant for a Variance from Article 3, Section 3.1.6 Site Plan Review Regulations and Article 19 Commercial Keeping of Farm Animals at 17 Coachman Drive (Map 226, Lot 50-4) in the Neighborhood Regional Zoning District. **(Continued case from September 20, 2023.)**

T. Hardekopf read the application description. She stated the applicant, Michelle Kelly, requested to continue the case due to the untimely passing of the applicant's family members to continue the case until November 15, 2023.

A motion was made by C. Huckins and seconded by A. Simocko to continue the case to the November 15, 2023, meeting at 7:00 PM. The motion passed unanimously.

Roll Call:

A. Simocko-Yay

C. Huckins-Yay

P. Thibodeau-Yay

T. Hardekopf-Yay

T. Hardekopf addressed the board that she wanted to mention to personally have a site visit at the property. She stated that our ruling says that we have it requested in meeting. It does not say that we have to have the applicant present. I feel perfectly comfortable that given that they've provided pictures that they'd be comfortable.

A motion was made by T. Hardekopf and seconded by C. Huckins that we approach the applicant and kindly ask them if they would be comfortable with the site visit.

Roll Call:

A. Simocko-Yay

C. Huckins-Yay

P. Thibodeau-Nay

T. Hardekopf-Yay

V. Price addressed the board for clarification for potential dates to send to the applicant or wait for her at the next meeting.

T. Hardekopf stated that she would like to set it before the next meeting, so there wouldn't be a third continuance. She explained that in fairness to the applicant, in fairness to the abutters, we need to get this case settled. She stated that we cannot actually see what we may need to see or hear, what we may need to hear, and a site visit is imperative and as long as the applicant is comfortable with it, I think we should go ahead and schedule it.

V. Price stated it must be public noticed as well.

T. Hardekopf discussed that it should be during daylight hours.

The board discussed potential dates for a site visit. V. Price will follow up with the applicant for a site visit to occur by the November 15, 2023, meeting.

5. REVIEW AND APPROVAL OF MINUTES

A. Review and approve minutes of the September 20, 2023, meeting.

A motion was made by T. Hardekopf and seconded by P. Thibodeau to approve the minutes of the September 20, 2023; meeting minutes as written. The motion passed unanimously.

Roll Call:

A. Simocko-Yay

C. Huckins-Yay

P. Thibodeau-Yay

T. Hardekopf-Yay

6. STAFF UPDATES -TOWN PLANNER

No other updates.

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 November 15, 2023, at 7:00 P.M.

A motion was made by T. Hardekopf and seconded by C. Huckins to adjourn the October 18, 2023, meeting at 7:08 p.m. The motion passed unanimously.

Roll Call:

A. Simocko-Yay

**C. Huckins-Yay
P. Thibodeau-Yay
T. Hardekopf-Yay**

**** 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, 514518321#](tel:+16036640240514518321)

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.