

MEETING MINUTES  
ZONING BOARD OF ADJUSTMENT PUBLIC MEETING  
**MEETING LOCATION—EARLY CHILDHOOD LEARNING**

**CENTER**  
**77 RAMSDELL LANE**

Barrington, NH  
November 20, 2019  
7:00PM

Members Present

Karyn Forbes, Chair  
Meri Schmalz  
Cheryl Huckins  
Raymond Desmarais  
Dawn Hatch

Zoning Administrator—John Huckins

Members Absent

Raymond Desmarais  
George Bailey Alternate

**ACTION ITEMS CONTINUED FROM SEPTEMBER 18, 2019**

1. **117-48.1-GR-19-ZBAVar (Owner: Timothy Oberlin)** Request by applicant for a variance from Article 4.1.1 (Table 2) minimum standards to allow a front setback of 18.4 on left and 25.7 on right side where 40' is required at 514 Young Road on a 1.96-acre lot (Map 117, Lot 48.) in the General Residential (GR) Zoning District.

**WITHDRAWN BY APPLICANT**

K. Forbes advised the applicants that there were only 4 Board members present and no alternate but would still need 3 aya votes to be granted their variance and gave them the choice to continue their cases. Karen Merrill said she would continue if she was guaranteed a 5-member Board at the next meeting. K. Forbes advised that there was no guarantee. Ms. Merrill decided to go ahead and have her case heard tonight.

2. **124-10-GR-19-Var (Owner: Byard Mosher)** Request by applicant for a variance from Article 4.1.1 (Table 2) minimum standards to allow a pole-mounted solar array 14' from the front setback where 40' is required and 5' from the side where 30' is required on a .22 acre lot at 507 McDaniel Shore Drive (Map 124, Lot 10) in the General Residential (GR) Zoning District. BY: Revision Energy; 7 Commercial Drive; Brentwood, NH 03833

Jeff Cantera from Solar Designer represented the applicant. Jeff was asking for the solar array to be 14' from the front setback and 5' from side setbacks. Applicant didn't have a plot plan and was not stamped by surveyor showing placement of solar array continued to December 18, 2019 meeting.

*A motion was made by D. Hatch and seconded by M. Schmalz to continue the case until December 18, 2019. The motion carried unanimously.*

3. [242-22.1-GR/HCO-19-Var \(Owner: Karen Merrill\)](#) Request by applicant for a variance from Article 4.1.1 (Table 2) minimum standards to allow front stairs 37.1' from the front setback where 40' is required on a 1.85-acre lot at 1685 Franklin Pierce Highway (Map 242, Lot 22.1) in the General Residential (GR) and Highway Commercial Overlay (HCO) Zoning District.

Karen Merrill explained to the Board that she would like to get a variance for her front steps that would be 37.1' in the front setback that was 40' setback. Ms. Merrill explained that the slab for the manufactured home was put in wrong placement no room for the steps.

Public comment was opened.

No public comment

Public comment was closed.

*A motion was made by M. Schmalz and seconded by C. Huckins to grant the variance for the front stairs. The motion carried unanimously.*

#### **MINUTES REVIEW AND APPROVAL**

4. Approval of October 16, 2019 meeting minutes.

*A motion was made by D. Hatch and seconded by C. Huckins to accept the minutes as written. The motion carried unanimously.*

#### **ADJOURNMENT**

The next meeting will be on December 18, 2019 at 7:00 p.m. at the ECLC 77 Ramsdell Lane. Without objection the meeting was adjourned at 7:30 p.m.

*A motion was made by M. Schmalz and seconded by C. Huckins to adjourn the meeting. The motion carried unanimously.*