

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

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

Barrington, NH  
January 15, 2020  
7:00PM

Members Present

Karyn Forbes, Chair  
Meri Schmalz  
Raymond Desmarais  
George Bailey Alternate

Members Absent

Cheryl Huckins  
Dawn Hatch

Zoning Administrator-John Huckins

K. Forbes explained to the applicants that 3 votes were needed to pass only 4 members present.

**ACTION ITEM CONTINUED FROM DECEMBER 18, 2019**

1. 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 Byard Mosher. Byard explained that he supplied new plan showing solar array location and showed what the array would look like. Byard explained why solar would not work on the roof.

G. Bailey asked if the array would rotate.

Jeff Cantera explained it was not a tracking system it would remain stationary.

Byard explained that he supplied a letter from the realtor about property value and letter of support from 4 neighbors there was a discussion about how close they were. Byard explained that they were not direct abutters. Byard explained the array would only be seen from the road not from anyone's home.

Jeff Cantera read the answers to the 5 criteria needed to grant relief.

G. Bailey asked about new house.

Byard explained he was planning on adding a second floor to existing home.

Jeff Cantera explained how he rated solar gain even with a new roof.

Byard stated the only place on the site where the solar would work because of trees and buildings.

K. Forbes opened public comment.

Stan Oliver (Abutter) looked at plan discussed angle of array.

K. Forbes explained standard and criteria needed for Zoning Board of Adjustment decision.

Stan Oliver explained a small lot and was looking at backside of solar array. Stan showed a picture of what the back of solar array looked like. Stan explained maybe new house roof could be adjusted for solar if all small lots had solar the road would look like a space odyssey if pole was on roof no variance would be needed.

K. Forbes closed public comment.

Jeff Cantera explained that shading even if the pole was put on the new roof it would not work.

R. Desmarias asked about vegetation or fence to block view.

Jeff Cantera explained that you would only see back of solar from road.

K. Forbes asked if it was possible to build house so solar would work and trees removed that block sun.

Byard explained trees close to the lake have to stay because of shoreland protection.

R. Desmarias asked if shrubs could be planted back side of solar array.

Jeff Cantera discussed different possibility of vegetation.

G. Bailey asked if there was a building permit for the house.

Jeff Cantera stated no.

The Board had a discussion of condition of approval planting, maintenance and inspection of planting at the time of solar installations. The Board decided to have the following as the condition of approval:

Plant and maintain landscaping and or fencing to provide screening for neighbors on north side of the array and the easterly street side of the array. Additional planting or construction of fencing shall occur at time of installation of the array.

*A motion was made by R. Desmarias and seconded by M. Schmaltz to continue the case until December 18, 2019. The motion carried unanimously.*

2. [116-7-GR-20-AppealZBA \(Owners: Daryn Gladstone\)](#) Request by applicant under RSA 674:41 relief under section II to appeal of administrative decision not to issue a permit to renovate existing structure on an island at 2 Harper Island .010-acre lot (Map 116, Lot 7) in the Neighborhood Residential Zoning District.

John Huckins explained he the applicant wanted to remodel existing house and because he was on a island he needed relief from RSA 674:41.

The Board discussed the criteria.

Daryn Gladstone read the 6 criteria for justification and the Board discussed each one.

*A motion was made by M. Schmaltz and seconded by R. Desmarais to approve the application. The motion carried unanimously.*

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

**4.** Approval of November 20, 2019 meeting minutes.

*A motion was made by M. Schmaltz and seconded by K. Forbes to accept the minutes with corrections. The motion carried unanimously.*

#### **ADJOURNMENT**

The next meeting will be on January 15, 2020 at 7:00 p.m. at the ECLC 77 Ramsdell Lane. Without objection the meeting was adjourned at 7:55 p.m.

*A motion was made by M. Schmaltz and seconded by R. Desmarais to adjourn the meeting. The motion carried unanimously.*