

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

Barrington, NH
March 18, 2020
7:00PM

Members Present

Karyn Forbes, Chair
Meri Schmaltz
Cheryl Huckins

Member Absent

Raymond Desmarais
Dawn Hatch
George Bailey

Staff Present

Zoning Administrator-John Huckins

Call to order 7:10 p.m. (gave extra time to make sure people found the meeting at the Fire Station).

K. Forbes informed applicants that they have 3 member Board, requiring unanimous decisions. F. Forbes gave the applicants option to continue to next full Board meeting. All applicants agreed to be heard tonight.

ACTION ITEMS

1. **243-20-GR-20-ZBAEqWaiver (Owners: Michele & Scott Pastre)** Request by applicant under RSA 674:33-a considerations governing granting of a dimensional equitable waiver under Article 4, Dimensional requirements minimum side yard setbacks where the sets are 26.8" from the side where 30' is required at 1897 Franklin Pierce Highway (Map 243, Lot 20) in the Neighborhood Residential Zoning District.. BY: Joel Runnals, LLS, Norway Plains Associates, Inc.; PO Box 249; Rochester, NH 03866-0249.

Joel Runnals from Norway Plains represented the owners Michele and Scott Pastre for a request for an equitable waiver where the Land Use office disagreed with him that this was not an equitable waiver that it was a variance. Joel explained to the Board why it was an equitable waiver. Joel explained where the manufactured home side steps are in the setbacks by 3.2 feet error discovered when he was surveying the lot in February of 2020. Joel explained that the home was complete when error was discovered, and owner was not at fault.

A motion was made by M. Schmaltz and seconded by C. Huckins to grant the equitable waiver. The motion carried unanimously.

2. **112-27-GR/HCO-20-ZBA (Owner: Marc E. Grondahl-Nippo Pond, LLC)** Request by applicant for a variance from Article 4.1.1 (Table 2) minimum standards to allow a front setback of 25' where 40' is required to build a garage on a 1.63-acre lot (Map 112, Lot 27) in the General Residential (GR) and Highway Commercial Overlay (HCO) Zoning District.

Ryan Fitzgerald applicant for a waiver to build a garage 25' from the front setback where 40 was required.

K. Forbes explained to the applicant that the plan submitted was not stamped by a surveyor. K. Forbes explained that they could discuss tonight but no vote until the Board receives a stamped plan.

Ryan explained that they have State permit.

J. Huckins reminded the applicant that the distance was measured from overhang to boundary not from foundation.

Ryan explained that his uncle and president of Nippo Lake Association said Association supports the variance. Ryan noted steep topo of lot prohibiting relocating garage and current placement further from the lake.

No public comment.

A motion was made by M. Schmaltz and by C. Huckins to continue the case until April 15, 2020. The motion carried unanimously.

3. 238-16.4-V-20-ZBA (Owners: Tracy & Stephen Jackman) Request by applicant for a relief from Article 6.2.4 Table 3 Dimensional Standards to allow a side setback of 7' where 20' is required to replace a retaining wall on a .931-acre lot (Map 238, Lot 16.4) in the Village (V) District.

Tracy Jackson applicant asking for a variance to build a 7' fancy retaining wall from the boundary this was in a conservation subdivision. Tracy explained the current wall was eroding and currently has no drivable access to back of house (other side would require travel over septic).

J. Huckins explained that we allow 4' wall without a variance but in this case, the home sits high and 4' wall wouldn't work. J. Huckins noted that the formed block to be used to build wall are same the developer used in the road to block wetlands.

No public comment.

C. Huckins stated the planned wall would be an improvement in what the neighboring homes sees.

A motion was made by M. Schmaltz and seconded by C. Huckins to grant the variance. The motion carried unanimously.

ACTION ITEM CONSIDERATION FOR A PUBLIC HEARING

4. Stephen Jeffery of 128 France Road is appealing any issuance of a building permit decision pursuant to RSA 677:2, RSA 674:34 and request and motion Zoning Board of Adjustment to rehear and revoke their decision of the case below: (See Stephen Jeffery's memo for reasons)

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.

K. Forbes noted that this was a meeting, not a hearing. K. Forbes explained that Stephen Jeffery's was not an abutter and has no standing for appeal.

A motion was made by M. Schmaltz and seconded by C. Huckins to deny the appeal. The motion carried unanimously.

MINUTES REVIEW AND APPROVAL

5. Approval of January 15, 2020 meeting minutes.

J. Huckins explained that the name of the person who moved to accept minutes was blank because he couldn't hear it clearly on tape.

M. Schmaltz stated that it was her.

Minutes would be corrected to include M. Schmalz name as making the motion.

A motion was made by C. Huckins and seconded by M. Schmaltz to approve the minutes with corrections. The motion carried unanimously.

ADJOURNMENT

The next meeting will be on April 15, 2020 at 7:00 p.m. at the Fire Station 774 Franklin Pierce Highway. Without objection the meeting was adjourned at 7:42 p.m.

A motion was made by K. Forbes and seconded by C. Huckins to adjourn the meeting. The motion carried unanimously.