

ZONING BOARD OF ADJUSTMENT

TOWN OF BARNSTEAD

TOWN HALL

May 18, 2020 @7:00 P.M.

DRAFT MINUTES

CALL TO ORDER: David Brown, Chair called the meeting to order at 7:02 P.M.

ROLL CALL: David Brown – Chair, Steve Vail – Member, Mary Clarke – Alternate, Joanie Foss – Alternate/Recording Secretary

CASE No. 0320-257: Stephen Winchester of 82 South Barnstead Road, Map 20 Lot 20 is requesting a variance to **Article 4 Section 4-2.04** of the **Town of Barnstead Zoning Ordinance(s)** which states **“Buildings must set back fifty (50) feet from a right-of-way.”** This variance would allow the owner to expand the footprint to the existing addition by 3’ – 6” in the front yard to accommodate a 2 car garage. If this application is deemed complete and accurate, a public hearing will be held. Chair Brown requested the alternates stand in as members to reach a quorum. Chair Brown explained the procedures to be followed in review of the proposal. First the applicant will make a presentation on the proposed project, and then there would be the opportunity for questions from the ZBA. Chair Brown began by recommending amending the variance to conform to **Article 3 Section 3-3,01** of the **Town of Barnstead Zoning Ordinance(s)** which states **“On lots forty thousand (40,000) square feet or less where the width of the lot is less than two hundred (200) feet, the required side yard setbacks may be reduced six (6) inches for every two (2) feet of width that is less than the required two hundred (200) feet, with the limitation that a minimum of fifteen (15) feet shall not be exceeded.”** Chair Brown asked Mr. Winchester to present his application. Mr. Winchester explained that he would like to enlarge the existing building to accommodate 2 vehicles, his intentions are to make it look similar to a period carriage house. In review of the five criteria Mr. Winchester stated that the renovation will increase the value of the property as well as the neighborhood; an upgrade to the existing structure will give it a more pleasant appearance; the abutters expressed satisfaction and pleasure for the proposed upgrade; improving a property is always a good deed; and improvements in the property will improve the architecture in the town, and are unique to the property and not an obstruction to the town. Chair Brown asked for questions/comments from the Board members. M. Clarke asked how close the garage is to the house, Mr. Winchester explained the two buildings are attached.

PUBLIC HEARING: Chair Brown opened the public hearing on the application via Zoom at 7:18 P.M. He called from testimony from abutters and interested parties, hearing none Chair Brown asked if there were further questions from the Board, hearing none Chair Brown closed the public hearing at 7:20.

J. Foss requested a motion to approve a variance of an 11’ sideline to expand the footprint of the existing addition by 3’ – 6” to accommodate a 2 car garage. S. Vail seconded the motion. Chair Brown called the vote and the Board voted unanimously to accept the application. The Chair noted that there is a 30 day appeal period on the decision.

ELECTION OF OFFICERS: The election of officers was postponed due to lack of insufficient Board member attendance.

CORRESPONDENCE: Board members received correspondence about a Lakes Region Housing & Economy Snapshot conference put on by the Lakes Region Community Developers that was held on Thursday, April 16, 2020.

OLD BUSINESS: None

NEW BUSINESS: None

MINUTES: S. Vail made a motion to approve the minutes of September 16, 2019, M. Clarke seconded the motion. The motion was passed unanimously.

ADJOURNMENT: M. Clarke made a motion to adjourn the meeting, S. Vail seconded the motion. The motion passed unanimously.

Chair Brown adjourned the meeting at 7:29 P.M.

Respectfully submitted,

Joanie Foss
Recording Secretary