

**ZONING BOARD OF ADJUSTMENT
TOWN OF BARNSTEAD
MONDAY, JUNE 15, 2026 – 7:00 P.M.
BARNSTEAD TOWN HALL**

MEETING AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. CASES

- a. **CASE No. 0626-326: Patrick & Michele McNeil**, owners of **75 South Barnstead Rd, Map 20 Lot 14**, requests a variance from Zoning Ordinance **Section 4-2.05**. If a variance is granted, the applicant proposes to build an 18' x 87' second floor deck off the back of a barn. The applicant is requesting a variance to his property not meeting the minimum of thirty (30) feet from the sideline as required. If this application is deemed complete and accurate, a Public Hearing will be held.

- b. **CASE No. 0626-327: Michael & Marijane Staniec**, owners of **20 Gillis Ln, Map 25 Lot 27**, requests a variance from Zoning Ordinance **Section 4-2.08**. If a variance is granted, the applicant proposes to reduce the wetland buffer on the north side of the property from 50' to 40' to replace an existing deteriorated building. The existing building has only a 37' buffer. Reducing the buffer would increase the usable water frontage modestly (from approx. 20% (44' on 203' frontage) to approx. 25% (54' on 203' frontage), while still preserving the vast majority of DES Shoreland and Wetland buffers. The remainder of the 3-acre property maintains the wetland buffer protection. The applicant is requesting a variance to his property not meeting the minimum of fifty (50) feet from the wetland as required. If this application is deemed complete and accurate, a Public Hearing will be held.

4. OLD BUSINESS

5. NEW BUSINESS

6. APPROVAL OF MINUTES FROM LAST MEETING

- a. **Minutes from 5-18-2026**

7. ADJOURNMENT