



AGENDA
Zoning Board of Adjustment (ZBA)
May 20, 2026, at 7:00 P.M.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

A. Attendance of Members, Staff Support

ACTION ITEMS:

4. ACTION ITEMS CONTINUED FROM April 15, 2026:

A. 261-85-GR-26Var (Owners: Michael & Oriatha Duffy) Request by applicant for a variance from Article 4.1.1 Minimum Standards and (Table 2) for the following setbacks ****Front setback:** 5.0 feet to the roof overhang and 1.9 feet to the edge of stairs where 40' is required. ****Left setback:** to allow a setback of 9.7 feet to the roof overhang where 30' is required with the proposed deck located 6.8' and the retaining wall be 5' where 30' is required. ****Right Setback:** to allow a setback of 8.4' to the roof overhanging and retaining wall being 5' where 30' is required. Article 5.1.1 (3) Nonconforming lots a requirement that renders this pre-existing nonconforming lot non-buildable without zoning relief. Located on Holiday Lake Shore Road (Map 261, Lot 85) on a .16-acre lot in the General Residential Zoning District.

REVIEW AND APPROVAL OF MINUTES

A. Review and approve the meeting minutes of November 19, 2025.

B. Review and approve the Site Walk meeting minutes of April 8, 2026.

C. Review and approve meeting minutes of April 15, 2026.

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

A. Vote for Chair

B. Vote for Vice-Chair

ADJOURN

A. Adjourn the Zoning Board of Adjustment (ZBA) Meeting. The next ZBA meeting date is June 17, 2026, at 7:00 P.M.

**** Please note that all votes that are taken during this meeting shall be done by Roll Call vote. ****

Visitor Orientation to the Zoning Board of Adjustment Meeting

Welcome to this evening's Zoning Board of Adjustment meeting.

Copies of agendas are available for visitors.

Meeting Access

Zoning Board of Adjustment Board Meeting Virtual Access

Microsoft Teams meeting

www.barrington.nh.gov/zbmeetings

In Person

Town Hall, Main Meeting Room

4 Signature Drive

Barrington, NH 03825

Meeting Materials

Additional details regarding each agenda item and all supporting documentation can be found online at <https://www.barrington.nh.gov/zoning-board-adjustment>. Please contact the Land Use department with any questions via phone at (603) 664-5798 or email at planning@barrington.nh.gov. Files on the applications and items, above, including the full text of any proposed ordinances, regulations, or other initiatives are available for inspection in the Land Use Department Office, Monday through Thursday from 8:00 a.m. to 3:00 p.m.

Special Accommodations

The Town of Barrington requires 48 hours' notice if the meeting must be modified for your participation or if special communication aides are needed. Please submit requests to the Land Use Department office via phone at (603) 664-5798 or email at

planning@barrington.nh.gov.