

Town of Barrington – Zoning Board of Appeals Meeting held on November 13, 2025

Members Present were Steven Brigham, Chairperson, Jeffrey Townley, Paul Danielson,
Tony Miller, Steve Wheeler & Thomas Grady, Code Enforcement Officer

Alternate Laurence Schofield was absent

Also present were Logan Rockcastle of Marks Engineering & Dave Meaney

The meeting was opened by Chairperson Steven Brigham at 6 pm.

New Business

PZ25-0009 for Jeff & Ann Lieberman at 956 East Lake Road in Dundee. Logan Rockcastle is the engineer for the proposed project. The plan is to tear down the existing garage & build a new structure. Site improvements include grading, drainage, & utilities.

The front setback of the garage will be .2 feet where 25 feet is required. Therefore, an area variance of 24.8 feet is being requested.

The north side setback of the garage will be 7.8 feet where 8 feet is required. Therefore, an area variance of .2 feet is being requested.

The south side setback of the garage will be 3 feet where 8 feet is required. Therefore, an area variance of 5 feet is being requested.

The rear setback of the garage will be 2.8 feet where 8 feet is required. Therefore, an area variance of 5.2 feet is being requested.

Currently, there is a retaining wall & carport holding back the hill at the rear of the property. Steve Wheeler mentioned that the contractor for this project will need to get a right-of-way permit & show proof of insurance.

A letter was received from a neighbor to maintain the path way on the property. Jeff Townley made a motion to accept this project as proposed & Paul Danielson seconded. All 4 of the area variances passed unanimously at 6:06 pm.

PZ25-0010 for David Meaney located at 652 East Lake Road in Dundee. The proposed project will improve the driveway with a new, precast block retaining wall to support East Lake Road at the front of the property.

The new retaining wall will be approximately 65 feet long and 8 feet tall. Therefore, the front setback is for a 25 feet area variance of which 100% is being requested to secure the embankment and improve the drainage at the front of the property.

Steve Wheeler mentioned that the contractor for this project will need to get a right-of-way permit & this project must be completed before Memorial Day which is the last weekend of May. Otherwise the project gets delayed until after Labor Day.

The permit is good for 1 year and 90% of the retaining wall needs a variance. Steve Wheeler made a motion to accept the variance for the front setback as presented and Jeff Townley seconded. The motion unanimously passed at 6:18 pm.

The next meeting is scheduled for December 11, 2025, at 6 pm.

Jeff Townley adjourned the meeting at 6:20 pm.

Submitted by Helene Ribble, Secretary for the Town of Barrington Zoning Board of Appeals