Project Application
Land Use Department

P.O. Box 660; 333 Calef Hwy, Barrington, NH 03825 ♦ Phone: 603-664-5798 ♦ Fax: 603-664-0188

110-19-GR-15-9.6 Permit

Case Number: _____ **Project Name:** 9.6 - FRANCIOSA **Date** ~~1/5/2015~~ 1/12/2015

Staff Signature required PRIOR to submittal

PRELIMINARY APPLICATION: Preliminary Conceptual Review ____ Design Review ____ Development of Regional Impact ____

FORMAL APPLICATION:
Subdivision Type: Major ____ Minor ____ Conventional ____ Conservation ____
Site Plan Review: Major ____ Minor ____
Conditional Use Permit ____ Sign Permit ____ Boundary Line Adjustment ____ Special Permit 9.6 X
Change of Use ____ Extension for Site Plan or Subdivision Completion ____
Amendment to Subdivision/Site Plan Approval ____ Other ____

Project Name: 9.6 FRANCIOSA **Area** (Acres or S.F) 2.86 AC.
Project Address: LIBERTY LANE
Current Zoning District(s): GENERAL RESIDENTIAL **Map(s)** 110 **Lot(s)** 19
Request: TO CONSTRUCT A SINGLE FAMILY DWELLING WITH A PAVED DRIVEWAY. PORTIONS OF THE DRIVEWAY MUST ENCROACH ON THE 50' WETLAND BUFFER.

The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.
All contacts for this project will be made through the *Applicant* listed below.

Owner: DIVA DEVELOPMENT
Company
Phone: 603-944-6858 Fax: E-mail: AFPROPS@YAHOO.COM
Address: 14 WADLEIGH LN, HAMPTON FALLS, NH 03844

Applicant (Contact): TONY FRANCIOSA
Company KINGS OAK PROPERTIES, LLC
Phone: 603-944-6858 Fax: E-mail: AFPROPS@YAHOO.COM
Address: 14 WADLEIGH LN HAMPTON FALLS, NH 03844

Developer:
Company
Phone: Fax: E-mail:
Address:

Architect:
Company
Phone: Fax: E-mail:
Address:

Engineer: JAMES M. LAVELLE
Company JAMES M. LAVELLE ASSOCIATES
Phone: 603-329-6851 Fax: E-mail:
Address: 2 STARWOOD DR HAMPSTEAD, NH 03841

Owner Signature
Applicant Signature
Barbara Irwin
Staff Signature
1/5/2015
Date

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Revised 12-07-2011

FEES:
Application $150.00 Public Notice: 75.00 per submission
Abutters @_____X $7.00 each=____ Other_____
Total Received: $ 217. Cash___ Check#___
Date Received 1/5/2015

SECTION 9.6 APPLICATION FOR SPECIAL PERMIT FOR CONSTRUCTION IN WETLAND BUFFER

TOWN OF BARRINGTON
PO Box 660; 333 Calef Highway
Barrington, New Hampshire 03825

A SPECIAL USE PERMIT allows the Town of Barrington to consider special uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a wetlands buffer in the Wetlands Protection District Overlay, but rather only by a special use permit. A public hearing is required.

Is the proposed use permitted by right in the appropriate base zoning district? (See Table 1, Table of Uses, located in the town zoning ordinance)

-If yes, then proceed with the below criteria for a Special Use Permit pursuant to Section 9.6.
-If, on the other hand, the proposed use requires a conditional use permit, a special exception, or a variance, you must obtain that permit or approval before seeking a Special Use Permit pursuant to Section 9.6.

This application applies only to uses proposed in the Wetlands Protection District Overlay that violate the required wetland buffer. There is a separate application for a Conditional Use Permit pursuant to Section 3.4, which is also available in the town Land Use Office.

Is the proposed use related to a Site Plan or Subdivision Application? Yes___ No___
Name of Project 9.6 - FRANCIOSA
Address of Property LIBERTY LANE

Tax Map 110 Lot 19 Zoning District(s) GR Overlay _____ Total Area of Site 2.86 AC
Name of Applicant/Agent TONY FRANCIOSA
Mailing Address of Applicant/Agent 14 WADLEIGH LN, HAMPTON FALLS, NH 03844

Telephone: 603-944-6858 Email: AFPROPS@YAHOO.COM Fax: —
Name of Property Owner DIVA DEVELOPMENT
Mailing Address of Property Owner 14 WADLEIGH LN HAMPTON FALLS, NH 03844

Telephone: 603-944-6858 Email: AFPROPS@YAHOO.COM Fax: —

Letter of Authorization Provided

Signature of Owner
Deed Provided___

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Revised 5/22/13

Describe in detail all existing uses and structures on the subject property (You may attach a separate typed sheet):

VACANT LOT APPROVED FOR A SINGLE FAMILY DWELLING.

Size of Impact NONE.

Describe in detail all proposed uses, structures, construction, or modifications requiring a Special Use Permit.

IN ORDER TO CONSTRUCT A DRIVEWAY FOR THE PROPOSED SINGLE FAMILY DWELLING, THE DRIVEWAY MUST ENCROACH UPON THE WETLAND BUFFER. THE ATTACHED PLAN SHOWS THAT THE PROPOSED DRIVEWAY ENCROACHES ON THE WETLAND BUFFER ONLY WHERE NECESSARY, IN ORDER TO ACCESS THE GARAGE.

Describe in detail how the following standards of the Town of Barrington Zoning Ordinance under Section 9.6 "Special Permit for Construction in a Wetlands Buffer" have been satisfied by your proposal. (You may attach a separate sheet.)

1. The proposed use is in keeping with the intent and purposes set forth in the zoning ordinance as permitted in the base zoning district (See Table 1, Table of Uses, located in the zoning ordinance). If the base zoning district requires a conditional use permit or special exception for the proposed use, one must already have been obtained; or if the proposed use is not listed on the Table of Uses or is listed but not permitted, one must already have obtained a variance.

TABLE 1 DOES NOT INDICATE THAT A CONDITIONAL USE PERMIT OR SPECIAL EXCEPTION FOR THE PROPOSED USE IS REQUIRED.

2. After a review of all reasonable alternatives, it is determined to be infeasible to place the proposed structure or use outside of the buffer zone.

THE GRADES OF THE LOT REQUIRE THE PROPOSED DWELLING'S GARAGE AND DRIVEWAY TO BE CONSTRUCTED ON THE RIGHT SIDE OF THE LOT, IN ORDER TO MAINTAIN PROPER DRAINAGE. NO PORTION OF THE PROPOSED DWELLING IS WITHIN THE WETLAND BUFFER.

3. The proposed structure or use must be set back as far as possible from the delineated edge of the wetland or surface water.

THE PROPOSED DRIVEWAY IS SHOWN TO BE CONSTRUCTED AS FAR FROM THE WETLAND BUFFER AND DELINEATED EDGE OF THE WETLANDS AS POSSIBLE. WHEREVER POSSIBLE, PORTIONS OF THE DRIVEWAY DO NOT ENCROACH THE BUFFER.

4. Appropriate erosion control measures must be in place prior to and during construction.

ALL APPROPRIATE EROSION CONTROL MEASURES WILL BE USED PRIOR TO AND DURING CONSTRUCTION.

5. Any disturbance to the surrounding buffer zone must be repaired and restored upon completion of construction.

DISTURBANCE TO THE SURROUNDING BUFFER ZONE WILL BE REPAIRED AND RESTORED UPON COMPLETION OF CONSTRUCTION.

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6. All available mitigation measures to address changes in water quality and quantity be implemented, along with design and construction methods to minimize adverse impacts, if required by the Planning Board.

DRIVEWAY WILL BE GRADED AND CONSTRUCTED IN ORDER TO MINIMIZE ADVERSE IMPACTS.

Statement of Assurance and Agreement:

I hereby certify that to the best of my knowledge this submitted application information is true and correct. All proposed development will be in conformance with the information contained on the application and in the approved plan as well as the provisions of the Town of Barrington ordinances and regulations.

The Owner/Agent, by filing an application, hereby grants permission for members of the Board and staff to enter onto the subject property for the purposes of this review.

Applicant/Agent Signature — Date 12/30/14

Owner Signature — Date 12/30/14

Owner Signature — Date

Staff Signature — Date

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TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME 9.6 - FRANCIOSA CASE FILE NUMBER

PROJECT LOCATION TAX MAP: 110 LOT: 19 LIBERTY LANE

DATE OF APPLICATION

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: GENERAL RESIDENTIAL Lot Area Size 2.86 ACRES

Setbacks: Front 40' Side 30' Rear 30'

Parking Spaces Required: Parking Spaces Provided:

Please describe your project and its purpose and intent. You may attach a typed description.

PLEASE SEE ATTACHED DESCRIPTION

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Town of Barrington – Land Use Department –
Project Narrative.
9.6 – Franciosa

Tax Map: 110 / Lot: 19

Description of Project:

To construction a single family dwelling, with a footprint of 28' x 36' with a paved driveway on an approved 2.86 acre parcel located on Tax Map 110, Lot 19.

The natural elevations of the lot require the driveway to be constructed on the right side of the lot. In order to access the garage doors, certain portions of the driveway must encroach upon the 50' Wetland Buffer. The closest edge of the proposed driveway to the edge of wetlands will be 18.5'. No portion of the proposed dwelling / structure is within the Wetland Buffer. The proposed dwelling is designed as a "Garage Under", in order to keep the structure within the buildable envelope and outside of the Wetland Buffer.

The proposed driveway has been drawn (please see provided plan) in order to minimize the encroachment of the Wetland Buffer.

The turn-around section of the driveway, which encroaches on the Wetland Buffer, will have vegetation plantings in place in order to mitigate run-off and minimize adverse impacts.

Also, the Foundation Drain, which is shown on the attached plan to be within the wetland buffer, will be properly installed. Any soil / grades that are disturbed during construction will be repaired and restored upon completion. Restoration will include re-grading and re-seeding of soil in the disturbed areas.

Prior to and during construction, appropriate erosion control measures will be in place to prevent adverse impacts.

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ABUTTER LIST

Town of Barrington, NH
Please Print or Type

Applicant: KINGS OAK PROPERTIES, LLC **Phone** 603 944-6858

Project Address: MAP 110 LOT 19, LIBERTY LANE

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
110	19	GR	DIVA DEVELOPMENT	14 WADLEIGH LN, HAMPTON FALLS, NH 03844

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
110	20	ASTIN, CHRISTINE AND BRETT	43 LIBERTY LN, BARRINGTON, NH 03825
110	38	DORAN, JASON AND WENDY L.	34 LIBERTY LN, BARRINGTON, NH 03825
110	39	JORDAN, DAVID AND VIRGINIA	30 LIBERTY LN, BARRINGTON, NH 03825
110	18	LAKEVIEW ESTATES HOMEOWNERS A.	14 WADLEIGH LN HAMPTON FALLS, NH 03844

PROFESSIONALS AND EASEMENT HOLDERS. Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder	Mailing Address
JAMES M. LAVELLE ASSOCIATES	2 STARWOOD DR, HAMPSTEAD, NH 03841

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the Town of Barrington *Assessing Office*

on this date: 1/5/15, **This is page** 1 **of** 1 **pages.**

Applicant or Agent: [signature]

Planning Staff Verification: Barbara Irwin **Date:** 1/12/2015

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