BERRY SURVEYING & ENGINEERING
335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

March 24, 2014

Town of Barrington
Zoning Board of Adjustment
333 Calef Highway (Route 125)
Barrington, NH 03825

RE: Project Narrative
Carbaugh Subdivision, Second Crown Point Road

Dear Chairman & Board Members:

Joseph and Virginia Carbaugh are proposing a back-lot subdivision of their property at 282 Second Crown Point Road, Barrington, NH. The 10.52 acre parcel is currently known as Tax Map 203, Lot 7 and includes land on both sides of the Berry River.

The proposed subdivision would divide a 4.19 acre building lot on the back side of the Berry River and driveway access would be from Second Crown Point Road on the very southeasterly corner of the property. Although the back-lot subdivision is slated to have 50 feet of frontage on the Class 5 road, the terrain is very steep and there are historical stonewalls adjacent to Second Crown Point Road. There is a 10 foot drop from a natural ridgeline down to the roadway within a 30 foot distance, or 33% slope. Although a driveway could be physically constructed in this location, it would be extremely disruptive to the slope and adjacent stonewalls. The driveway would also be within 40 feet of the guard rails that protect the travelled way for the major culvert which traverses the Berry River.

A reasonable alternative to placing the driveway within the proposed frontage would be the utilization of the abutting driveway / right-of-way. The driveway is currently being used by the owners of Lot 8, Tax Map 203, and Lot 76, Tax Map 101, both currently owned by a trust for Scott and Darlene Doughty. Mr. Carbaugh has also been using the driveway for logging and firewood access to the property by permission. The trustees of Tax Map 101, Lot 76 are willing to provide an easement for the expanded use of this driveway.

The proposed 12' wide driveway would traverse the ridge between the slopes to Berry River and wetlands adjacent to the property line.

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We look forward to representing the proposal to the Zoning Board of Adjustment. Please feel free to contact us in the interim.

Very truly yours,
BERRY SURVEYING & ENGINEERING

Joseph N Berry
Project Manager

Joeberry@berrysurveying.com

Kenneth A. Berry, PE, LLS, JP
Principal: VP – Technical Operations

KBerry@BerrySurveying.Com
Cell: (603) 978-0358

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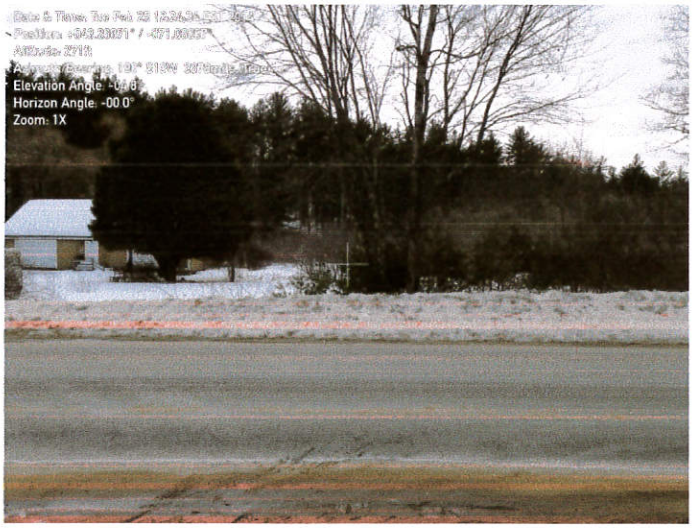


Picture #1

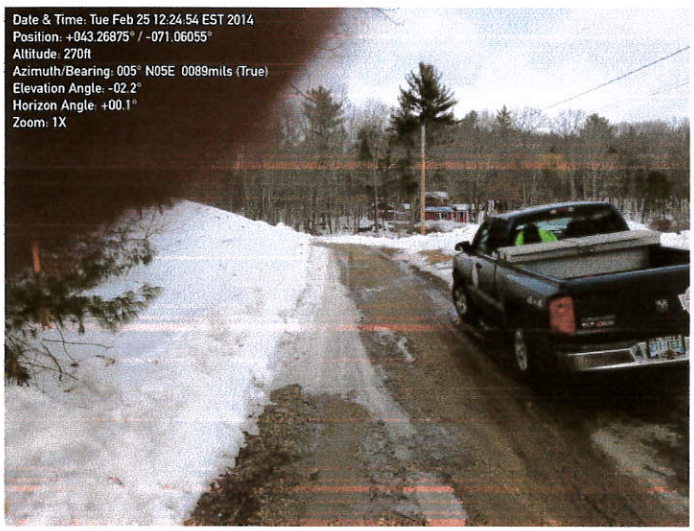
ZBA Application – Carbaugh

Looking south from the proposed

Driveway access point.

Picture #2

Looking east along Second Crown Point Road from the access point.



Picture #3

Looking north along the ROW where the driveway access point will travel.

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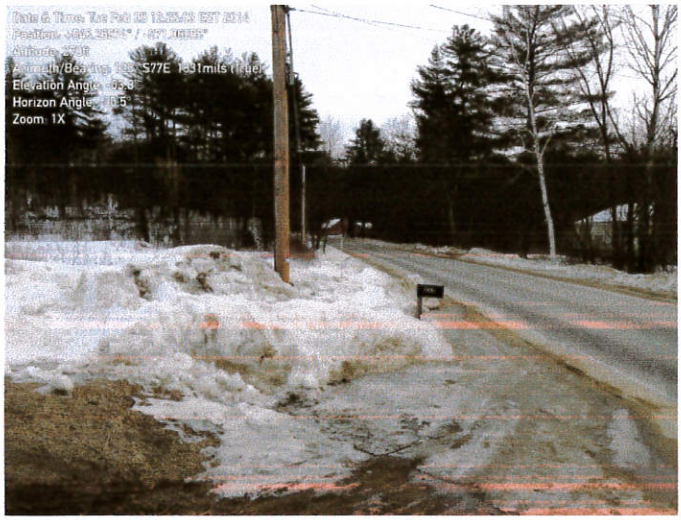
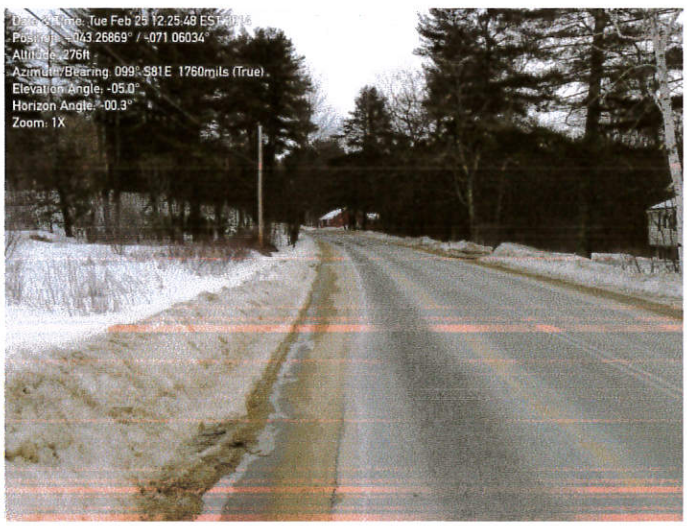


Picture #4

Looking east along Second Crown Point Road from the ROW access point.

Picture #5

Looking northwest from Second Crown Point Road onto the abutter property where the driveway will travel.



Picture #6

Looking easterly along Second Crown Point Road.

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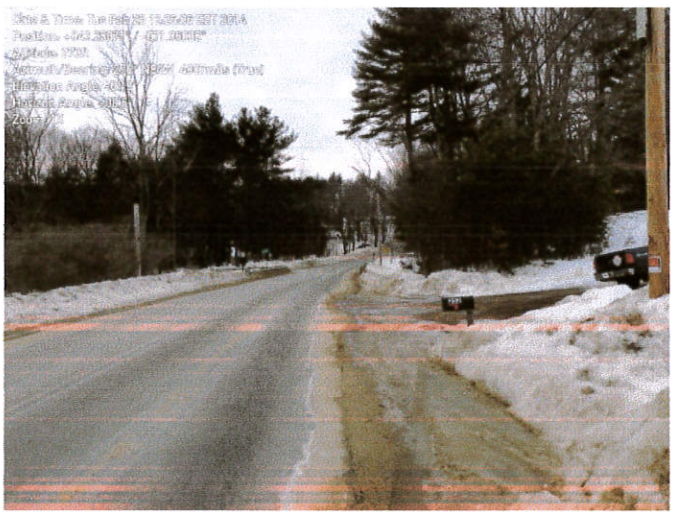
Picture #7

Looking southwesterly along Second Crown Point Road toward Long Shore Drive.



Picture #8

Looking westerly from a point on Second Crown Point Road

Picture #9

Looking northerly into the driveway access from a point on the opposite side of Second Crown Point Road.

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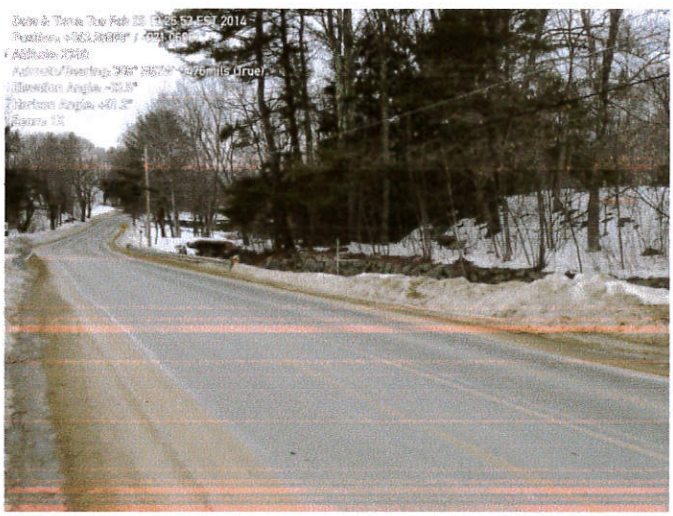
Picture #10

Looking northeasterly along Second Crown Point Road.

Picture #11

Looking southerly across adjacent property.



Picture #12

Looking westerly along Second Crown Point Road. Note the stonewall adjacent to the road along the proposed frontage of the lot.

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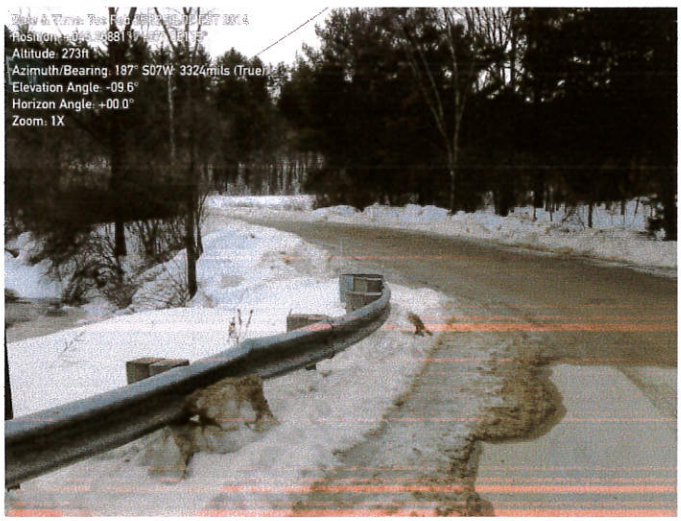
Picture #13

Looking northeast from a point near Long Shore Road. Note the terrain between the proposed driveway and Second Crown Point Road as well as the stonewall.

Picture 14

Looking easterly from the end of Long Shore Drive. Note the stonewall adjacent to Second Crown Point Road.



Picture #15

Looking down Long Shore Drive from the intersection with Second Crown Point Road.

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Picture 16

Looking westerly along Second Crown Point Road from the Long Shore Road intersection.

Picture #17 Taken along the frontage of the proposed lot. Note the significant wide stonewall and the terrain. The proposed driveway will be located at the top of the hill along the ridge line.

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Picture #18

Looking from Second Crown Point Road at the existing house on lot 203-7.

Picture #19

Looking from Second Crown Point Road at the existing house on lot 203-7.

Picture #20

Looking From Second Crown Point Road at the existing barn on lot 203-7.

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Barrington Zoning Board of Adjustment
Zoning Ordinance Variance and Special Exemption
Application Checklist

Please schedule a meeting with staff before submitting your application.

This checklist has been prepared to assist you in submitting a complete application to the Town of Barrington. At the Pre-Application meeting, staff will check off the items on this list that are required with your submission.

This document constitutes a public disclosure under RSA Chapter 91 – A, Access to Governmental Records and Meetings.

Date February 26, 2014 Case No. _____

PART I – GENERAL REQUIREMENTS

All Graphics shall be to Scale and Dimensioned

Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.

Req'd	Rec'd	
X	✓	1. Zoning Board of Adjustment Application Checklist *(this form)*
X	✓	2. ZBA General Information (Article(s) and Section(s) of Ordinance)
☐	☐	3. Appeal and Decision
X	✓	4. Fees - $150.00 Application ☐ $ 75.00 Legal Notice ☐ $ 7.00 per US Post Office Certified Letter ☐
X	✓	5. Completed Project Application Form ☐ Variance ☒ Special Exception ☐ Appeal
X	✓	6. Notarized Letter of Authorization (from property owner(s) if property owner did not sign the application form)
X	✓	7. Project Narrative
☐	☐	8. HOA Approval *(if applicable)*

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X ✓ 9. Context or Locus Map (Show Surrounding Zoning Districts)

X ☐ 10. Existing Conditions Site Plan or Recorded Subdivision Plan to include well and septic location (may be found at Strafford County Registry of Deeds).

X ✓ 11. Existing Conditions Photo Exhibit *(See instruction page for submitting photos)*
Up to four photos may be shown per 8 ½" X 11" page size
a. Show all existing structures on site

X ✓ 12. List of Certified Abutters (Include Applicant and all licensed professionals, i.e., engineer, architect, land surveyor, or soil scientist, whose seals are affixed to the plan, as well as any holder of a conservation or agricultural easement)

X ✓ 13. Mailing Labels (4 sets)

PART II – REQUIRED PLANS AND RELATED DATA

All Graphics and Plans Shall be to Scale and Dimensioned

X ✓ 1. Site Plan - ***Drawn and Stamped by Registered Land Surveyor***
a. 24" X 36" – 2 Copies
b. 11' X 17" – 6 Copy
c. 8 1/2 " X 11" – 1 Copy

☐ ☐ 2. Elevations: Show all sides of building and indicate building heights N/A
a. 24" X 36" – 2 Copies
b. 11' X 17" – 6 Copy
c. 8 1/2 " X 11" – 1 Copy

☐ ☐ 3. Floor Plans
a. 24" X 36" – 2 Copies N/A
b. 11' X 17" – 6 Copy
c. 8 1/2 " X 11" – 1 Copy

☐ ☐ 4. All drawings and any revised drawings must be submitted in PDF format

☐ ☐ 5. OTHER: _____

☐ ☐ 6. Your Appointment Date and Time for Submitting the Complete Application is:

_____

Marcia J Fasses 3/31/14

Staff Signature Date

Land Use Department
Town of Barrington; 137 Ramsdell Lane; Barrington, NH 03825
planner.cbrawders@barrington.nh.gov **Phone: 603.664.5798**

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PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 203-7-GR-14-ZBA

Project Name Proposed Minor Subdivision, Joseph & Virginia Carbaugh

Location Address 282 Second Crown Point Road, Barrington, NH 03825

Map and Lot 203 / 7

Zoning District (Include Overlay District if Applicable) General Residential
Wetland Conservation

Property Details:

☒ Single Family Residential ☐ Multifamily Residential ☐ Manufactured Housing
☐ Commercial ☐ Mixed Use ☐ Agricultural ☐ Other

Use: Residential

Number of Buildings: Two Height: _____

Setbacks: Front 32.6' Back 419.3' Side 168.6' Side 559.4'

Description of Request

Cite the Section of the Zoning Ordinance you are requesting a Variance or Special Exemption for. If this is an Appeal from an Administrative Enforcement Order, Planning Board Decision, or Zoning Board of Adjustment Decision, please attach pertinent documentation:

4.1.2 Lot Frontage ... vehicular access to the property.

Request a Special Exception that a different side be used for access.

Project Narrative: *(Please type and attach a separate sheet of paper)*

See Attached Narrative: Request that access from an abutting side ROW be allowed due to terrain and preservation efforts.

Barrington Zoning Ordinance Requirements:

That vehicular access to the property be from the Lot Frontage.

Request: *(You may type and attach a separate sheet of paper)*

See Attached Narrative: That access from an abutting side ROW be allowed due to terrain and preservation efforts.

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PART IV – If this is a JUSTIFICATION FOR VARIANCE

The Zoning Board of Adjustment may not authorize a zoning ordinance variation unless ALL of the following criteria are met. Please provide evidence that the requested Variance complies by addressing the issues below.

☐ 1. Special conditions exist such that literal enforcement of the Ordinance will result in unnecessary hardship to the applicant as defined under applicable law.

☐ 2. Granting the variance would be consistent with the spirit of the Ordinance.

☐ 3. Granting the variance will not result in diminution of surrounding property values.

☐ 4. Granting of the variance would do substantial justice.

☐ 5. Granting of the variance would not be contrary to the public interest.

PART V – If this is a JUSTIFICATION FOR SPECIAL EXCEPTION

Please provide evidence that the requested Special Exemption complies by addressing the issues below.

☐ 1. No detriment to property values in the vicinity of the proposed development will result on account of: the location or scale of buildings, structures, parking areas, or other access ways; the emission of odors, smoke, gas, dust, noise, glare, heat, vibration, or other pollutants; or unsightly outdoor storage of equipment, vehicles, or other materials.

Abutting land owners agree to access for the proposed lot over an existing access easement that is providing driveway access for lots. The additional lot access from this driveway will not violate this provision.

☐ 2. No hazard will be caused to the public or adjacent property on account of potential fire, explosion, or release of toxic materials.

The driveway is an existing driveway and woods road onto Second Crown Point Road and no hazard will be caused.

☐ 3. No creation of a traffic safety hazard or substantial traffic congestion will result in the vicinity of the proposed development.

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The proposed access is over an existing driveway an no traffic safety hazard will be created.

☐ 4. No excessive demand on municipal services and facilities, including, but not limited to waste disposal, police and fire protection, and schools.
The proposed access will not change municipal services.

☐ 5. The proposed use will not result in the degradation of existing surface and groundwater quality standards, nor will it have adverse effects on the natural functions of wetlands on the site that would result in the loss of significant habitat or flood control protection.
The proposed access is set back from wetlands and the Berry River further than a driveway by right would allow.

In addition to the guiding principles specified above, the ZBA may condition the granting of a special exception upon more stringent standards if the Board determines that such conditions are necessary to protect the health and welfare of the town and its residents. Such conditions may include the following and should be addressed in the Narrative:

☐ 1. Front, side, or rear yards in excess of the minimum requirements of this Ordinance.

☐ 2. Screening of the premises from the street or adjacent property by walls, fences, or other devices.

☐ 3. Limitations on the size of buildings and other structures more stringent than minimum or maximum requirements of this Ordinance.

☐ 4. Limitations on the number of occupants and methods and times of operation.

☐ 5. Regulation of the design and location of access drives, sidewalks, and other traffic features.

☐ 6. Location and amount of parking and loading spaces in excess of existing standards.

☐ 7. Regulation of the number, size, and lighting of signs in excess of existing standards.

Richard R Grant + Mary K. Bart 3/7/14
Signature of Applicant Date

Joseph P Carbaugh 3/24/14
Signature of Owner Date

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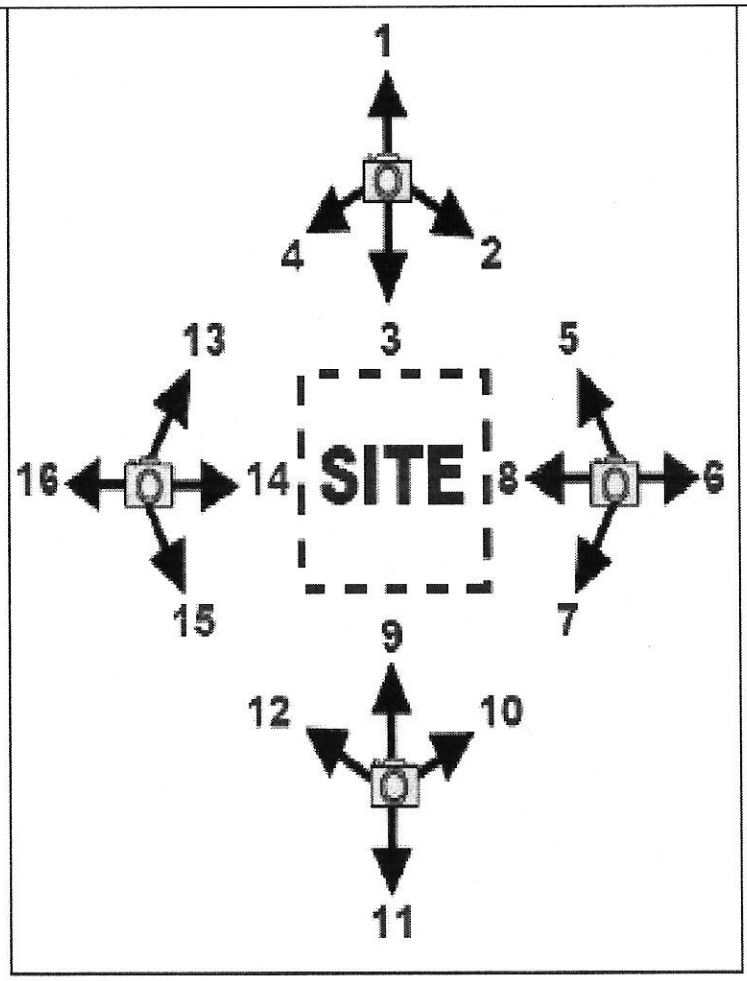
SITE / CONTEXT PHOTOS

Using Guidelines Below

Provide color photographs showing the site and surrounding buildings/properties in order to provide staff, boards and commissions with a visual impression of the current site conditions.

1. Photos are to be taken looking toward the site and adjacent to the site.
2. Photos should show adjacent improvements and existing on-site conditions.
3. Number the photographs according to view.



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Abutters List

Applicant:

Richard L. Ames & Mary K. Birt
148 Mathewson St., #109
Jewett City, CT 06351

Owner:

Tax Map 203, Lot 7

Carbaugh, Joseph & Virginia
282 Second Crown Point Road
Barrington, NH

Book 1893, Page 600

Abutter:

Tax Map 203, Page 6

Christiansen, John & Deanna
300 Second Crown Point Road
Barrington, NH 03825

Book 3783, Page 72

Tax Map 203, Lot 8

Doughty, Scott & Darlene, Trustees
S & D Doughty Family Revocable Trust of 2006
252 Second Crown Point Road
Barrington, NH 03825

Book 3438, Page 461

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Tax Map 203, Lot 13

Berry, Jonathan D., Trustee
David A. & Sylvia L Berry Irrevocable Trust
337 Second Crown Point Road
Barrington, NH 03825

Book 3734, Page 310

Tax Map 101, Lot 67 (DUPLICATE)

Doughty, Scott & Darlene, Trustees
S & D Doughty Family Revocable Trust of 2006
252 Second Crown Point Road
Barrington, NH 03825

Book 4176, Page 773

Tax Map 101, Lot 63 & 63-1

Elias, Mark
281 Second Crown Point Road
Barrington, NH 03825

Book 2913, Page 894
Book 3287, Page 113

Tax Map 101, Lot 63-2

Spader, Edward & Mary
293 Second Crown Point Road
Barrington, NH 03825

Book 3524, Page 704

Tax Map 101, Page 65

Sirois, Richard & Paulette
397 Dover Point Road
Dover, NH 03820

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Tax Map 101, Lot 32

Lafond, Donna
83 Cole Road
Northwood, NH 03261

Tax Map 205, Lot 1

Girlack, Melvin & Dowd Kelly
303 Second Crown Point Road
Barrington, NH 03825

Professionals

Kenneth A. Berry, PE, LLS
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

Damon Burt, CWS, CPESC
Fraggle Rock Environmental Services
38 Garland Road
Strafford, NH 03884

Very truly yours,
BERRY SURVEYING & ENGINEERING

Joseph N Berry
Project Manager

Joeberry@berrysurveying.com

Kenneth A. Berry, PE, LLS, JP
Principal: VP – Technical Operations

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