Pohopek Land Surveying & Septic System Design, LLC
#9 Colonial Way, Suite A, Barrington, NH 03825 Phone: 603 842 2467
E mail: j46p@yahoo.com

Letter of Authorization

Todd Calitri
#267 Parker Mountain Road
Barrington, NH 03825

June 18, 2013

Town of Barrington Planning Board
PO Box 660
#333 Calef Highway
Barrington, NH 03825

Re: Application for Special Permit for Construction in Wetland Buffer by Todd Calitri

Dear Board Members & Administrative Assistants,

I, Todd Calitri, the current owner of the subject parcel have hired Jason Pohopek, of Jason Pohopek Design & Construction, LLC, to provide survey and mapping services for the above named Application. I do authorize the release of any non-public documents pertaining to this case to him as my Agent.

Thank you for your attention to this matter.

Todd Calitri

x

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Narrative

Todd Calitri
#267 Parker Mountain Road
Barrington, NH 03825

June 18, 2013

Town of Barrington Planning Board
PO Box 660
#333 Calef Highway
Barrington, NH 03825

Re: Application for Special Permit for Construction in Wetland Buffer by Todd Calitri Tm 260 Lot 20.

Dear Board Members & Administrative Assistants,

It is the intention of the owner of the subject lot, identified above, to build an addition on the existing dwelling located on the subject lot. The existing dwelling was built prior to the adoption of the Town's Zoning Ordinance and the setbacks that exist today were not considered as part of the initial design layout of this lot. The existing dwelling is a one story wood frame dwelling built on a crawlspace style foundation. The location of the dwelling is not compliant with current setback regulations, specifically the 100' Prime Wetlands Buffer and the 100' Isinglass River Overlay District. The footprint of the existing dwelling is significantly small than the average home in the surrounding area. The owner has worked with an architect to develop a renovation plan which creates a modest size dwelling all the while not encroaching any further on the required buffer or setback. Based on the fact that the existing dwelling is located entirely with the Isinglass River Overlay District and partially within the wetland buffer, it would be impossible to build an addition that increased the size of the footprint of the existing dwelling without getting relief from these requirements.

Thank you for your attention to this matter.

Todd Calitri

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FEES:	
Application $150.00	Public Notice: 75.00 per submission
Abutters @_____X $7.00 each=____	Other_____
Total Received: $____Cash___ Check#_____	
Date Received_____	

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 TODD CALITRI
Address of Property #267 PARKER MTN. RD, BARRINGTON, NH

Tax Map 216 Lot 20 Zoning District(s) _____ Overlay _____ Total Area of Site_____
Name of Applicant/Agent JASON POHOREK
Mailing Address of Applicant/Agent PO BOX 651 BARRINGTON, NH 03825
Telephone: 603 842-2467 Email: J46P6YAHOO.COM Fax: 603 664-5300
Name of Property Owner TODD CALITRI
Mailing Address of Property Owner #267 PARKER MTN. RD, BARRINGTON

Telephone: 970 376 2157 Email: TODDCALITRI@GMAIL.COM Fax:
Letter of Authorization Provided ✓

Signature of Owner [signature] (AGENT)
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):

SEE ATTACHMENT FOR RESPONSE

Size of Impact 1,000 SQ FT TO WETLAND BUFFER (PRIME WETLAND)
722 SQ FT TO ISINGLASS RIVER OVERLAY DISTRICT

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

SEE ATTACHMENT FOR RESPONSE

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.

SEE ATTACHMENT FOR RESPONSE

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.

SEE ATTACHMENT FOR RESPONSE

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

SEE ATTACHMENT FOR RESPONSE

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

SEE ATTACHMENT FOR RESPONSE

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

SEE ATTACHMENT FOR RESPONSE

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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.

SEE ATTACHMENT FOR RESPONSE

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.

JASON POHOPEK — 6/18/2013

Applicant/Agent Signature — Date

x — 6/18/2013

Owner Signature — Date

Owner Signature — Date

Marcia J. Fasses — 6/19/2013

Staff Signature — Date

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Revised 5/22/13

Existing uses and structures on the subject property:
The subject property is located at 267 Parker Mountain Road and is approximately 16.8 acres in size. The lot is zoned General Residential and is used as a single-family dwelling. The property currently holds a house/cottage, barn, and two small sheds. The existing cottage is 1,180 square feet (approx. 29' x 40'). The cottage is a dilapidated structure with a non-engineered foundation that is located within the 100' Wetland Buffer. The actual setback to the river is 60'.

Proposed Uses, Structures, Construction, Modifications:
The proposed construction is an addition to and repair of the existing cottage. It will remain a single-family dwelling. The proposed addition represents a reasonable balance of maintaining or improving the current setback and also significantly improves the view of the site from the river as well as from the neighboring community. The addition will not decrease the existing setback at any location. The property improvements will be consistent with others in the area and will be a substantial improvement to the existing rundown condition. The project will greatly increase the value of the property as well as the abutting properties and neighborhood.

The scope of the project is an additional 700 square feet on the first level and 1,027 square feet on the second level. The first level addition will be consist of a living room and a powder room added to the East side and a mudroom and two-car garage added to the north side. The second level addition will be two bedrooms and a bathroom above the existing structure and a home office above the garage.

The project will include a new septic plan as well as a new well.

9.6 Special Permit for Construction in a Wetland Buffer

1) This will remain a single-family dwelling

2) Because this is an existing structure it is infeasible and unreasonable to relocate the structure outside of the buffer zone. An addition must be attached to the existing structure. The entire existing structure is contained within the 100' wetlands setback therefore, it would be impossible to build the addition outside of the setback.

3) The structure is pre-existing, non-conforming and all efforts will be made to setback as far as possible from the delineated edge of the wetland.

4) Appropriate erosion control measures will be in place prior to and during construction including silt fencing.

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

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6) If required by the Planning Board, all reasonable mitigation measures to address changes in water quality and quantity will be implemented along with design and construction methods to minimize adverse impacts.

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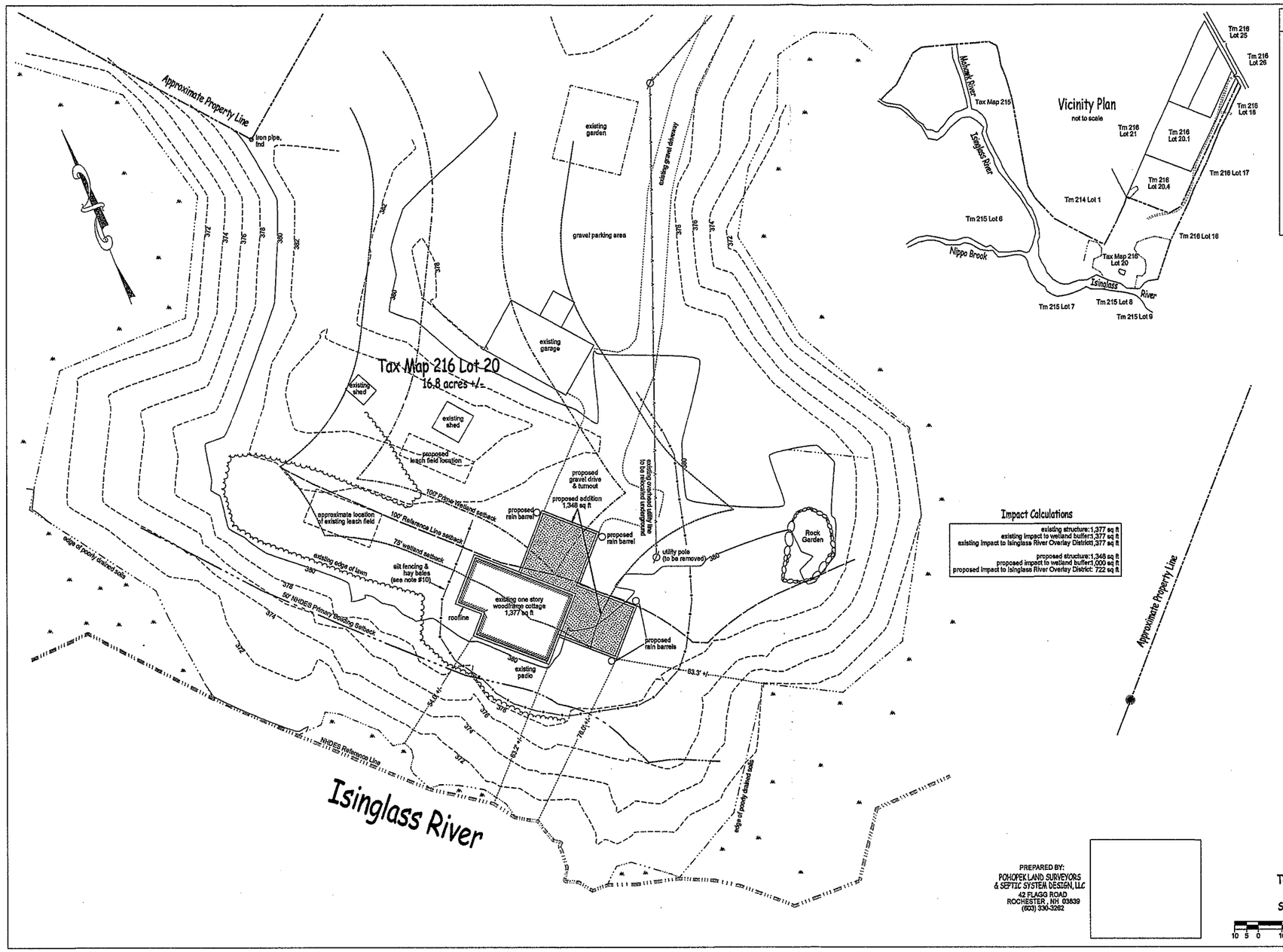

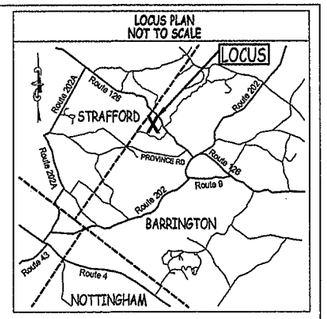

Impact Calculations

existing structure:	1,377 sq ft
existing impact to wetland buffer:	1,377 sq ft
existing impact to Isinglass River Overlay District:	1,377 sq ft
proposed structure:	1,348 sq ft
proposed impact to wetland buffer:	1,000 sq ft
proposed impact to Isinglass River Overlay District:	722 sq ft

Plan Notes:

1. The intent of this plan is to show the existing conditions of the subject parcel, identified as Tax Map 216 Lot 20, for the purpose of permitting an addition to the existing dwelling located on the lot.
2. This plan is not intended to represent a boundary survey of the locus parcel.
3. All boundary information has been compiled from plan entitled "Subdivision Plan of Land for John C. Hart on #627 NH Route 126, Barrington, NH 03825", dated 2003 and plan entitled "Lot Line Adjustment & Subdivision of Land for Todd Calitri & Jason & Alison Pohopek" dated 2011, both plans prepared by this office.
4. The Wetlands show on this plan were delineated in November 2003 by Round Pond Soil Survey per HISS standards for the John C. Hart application referenced above.
5. No portion of the locus lot falls within the "Special Flood Hazard Area" as indicated on the Town of Barrington Special Flood Hazard Area Maps, Community #33017C0280, effective date May 17, 2005.
6. The locus parcel is zoned General Residential District.
7. Required building setbacks for the General Residential District are as follows:

   Minimum front setback: 40 feet
   Minimum rear setback: 30 feet
   Minimum side setback: 30 feet
   Minimum from Prime Wetlands: 100 feet
   Minimum from Isinglass River: 100 feet

8. The existing structures predates the adoption of the Town's Zoning Ordinance and is considered pre-existing and non-conforming.
9. All erosion control measures shown on this plan are to be in place prior to the commencement of construction, in accordance with best management practices and with the installation manual of the product used, and shall be maintained throughout the construction process, until the construction has been completed and the site has been stabilized with vegetation.
10. All dimentions shown on this plan are to either existing or proposed roof line overhangs and all areas have been calculated to include the overhangs within the structure for impact purposes.
11. The site will be finish graded in such a manner that the sheet flow water generated from the proposed construction will flow northerly away from the site and eventually intercepting the wetlands for pretreatment prior to being added to the Isinglass River watershed.
12. This project falls within 250' of a designated watershed protected by The Shoreland Protection Act and therefore requires a permit from NHDES Shoreland Bureau.
13. The wetlands shown on this plan are designated as Prime Wetlands by the Town of Barrington.

PROPOSED SITE PLAN

PREPARED FOR

Todd Calitri

ON

#267 Parker Mountain Road
a.k.a. NH Route 126
Town of Barrington, Strafford County
State of New Hampshire

SCALE: 1" = 20' DATE: JUNE 17, 2013

10 5 0 10 20 30 40 50 60 70 80 90

PREPARED BY:
POHOPEK LAND SURVEYORS
& SEPTIC SYSTEM DESIGN, LLC
42 FLAGG ROAD
ROCHESTER, NH 03839
(603) 330-3262

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