



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

Town of Barrington Zoning Board of Adjustment

333 Calef Highway

Barrington, NH 03825

RE: Zoning Variance Request for David Newhall

Project Narrative

Rosemary Lane

Tax Map 121, Lot 40

January 14, 2015

Dear Chairman and Members of the Barrington ZBA,

Tax Map 121, Lot 40 is comprised of 0.22 acres of land abutting the shore of Swains Lake on the Rosemary Lane. Rosemary Lane is a private road located off Hall Road. Currently existing on this property is a 2 bedroom single level cottage with attached covered porch and a single level garage/shed.

Berry Surveying & Engineering has prepared a plan which shows the existing conditions of the property. The cottage and garage existing on the property would require much renovation work and repair to make them a viable, useable structure which could safely house a family. Therefore, it is Mr. Newhall's intention to demolish both structures and replace them, nearly in place and in kind, with modern structures built to current building and safety code.

Since the prior ZBA meeting, the applicant has decided to move the full structure closer to Rosemary lane to allow for the deck previously shown on the plans. The building was also moved to the left to allow for a separation between the garage and the structure. Lastly, instead of a stair case, the applicant has added a deck to the left side of the structure. The decks are proposed to be open slotted, with crushed stone beneath. In this fashion NHDES does not consider them impervious. The deck towards the water's edge will be cantilevered so there will be no need for additional ground disturbance. As the abutter has requested we have shown the existing wells on his property on the latest plan.

There will be slight increase in size for both the cottage and garage, to make both structures a more useable size and shape. There will be a new septic system designed for the cottage, which will be approved by NHDES. This project will also fall under the jurisdiction of the NHDES Shoreland Bureau, therefore we will be obtaining a permit from them as well.

We are requesting a variance to allow the proposed house to be located within the front and side setbacks as shown on the plan. Also, nearly all of the lot falls within the 75' building setback from Swains Lake, therefore we are requesting a variance to increase the footprint of the building within that area.

It is our opinion that this proposal will be a benefit to the Town of Barrington, the abutters and owners of real property on Rosemary Lane and the waters of Ayers Lake. The abutters, owners, and the town will benefit by the removal of a dilapidated structure and garage which are no longer viable for use and the replacement of them by a new, modern house and garage. The waters of Ayers Lake will benefit from the removal of the existing septic tank/leach field as these items are of unknown size, type, and quality. A new, NHDES approved system to be placed in its stead will reduce the amount of nitrogen and contaminants which potentially reach the lake when the existing system experiences use.

Thank you for your time and attention to this matter.

Berry Surveying & Engineering

Christopher R. Berry - President



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