

## Barrington Zoning Board of Adjustment Zoning Ordinance Variance and Special Exception 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 10/1/16 Case No. 213-16-GR/HCO-16 ZBA Variance  
Owner Stefanie + Cathal Diamond Mailing Address 314 Parker Mtd Barrington NH  
Phone (603) 438 3320 Email stefanie.diamond@gmail.com

### 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
-------	-------

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Zoning Board of Adjustment Application Checklist ( <i>this form</i> )  |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. ZBA General Information (Article(s) and Section(s) of Ordinance)   |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Appeal and Decision  |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Fees - \$150.00 Application <input type="checkbox"/> <span style="float: right;">\$267.00</span><br>\$ 75.00 Legal Notice <input type="checkbox"/><br>\$ 7.00 per US Post Office Certified Letter <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. Completed Project Application Form<br><input checked="" type="checkbox"/> Variance <input type="checkbox"/> Special Exception <input type="checkbox"/> Appeal  |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Notarized Letter of Authorization (from property owner(s) if property owner did not sign the application form)   |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Project Narrative  |

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- ☐ ☐ 8. HOA Approval (*if applicable*)
- ☐ ☐ 9. Context or Locus Map (Show Surrounding Zoning Districts)
- ☐ ☐ 10. Existing Conditions Site Plan or Recorded Subdivision Plan to include well and septic location (may be found at Strafford County Registry of Deeds).
- ☐ ☐ 11. Existing Conditions Photo Exhibit (*See instruction page for submitting photos*)  
Up to four photos may be shown per 8 1/2" X 11" page size
  - a. Show all existing structures on site
- ☐ ☐ 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)
- ☐ ☐ 13. Mailing Labels (4 sets)

**PART II – REQUIRED PLANS AND RELATED DATA**  
*All Graphics and Plans Shall be to Scale and Dimensioned*

- ☐ ☐ 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
  - 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
  - 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: \_\_\_\_\_

Barbara Duerie  
 Staff Signature

10/3/2016  
 Date

**Land Use Department**  
**Town of Barrington; 137 Ramsdell Lane; Barrington, NH 03825**  
barrplan@metrocast.net Phone: 603.664.5798 **LAND USE OFFICE**

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**PART III – PROJECT DESCRIPTION/VARIANCE DETAILS**

Case No. 213-16-GB/HCO-16-ZBA Variance  
Project Name 314 Parker Mountain Rd  
Location Address 314 Parker Mt Rd Barrington NH  
Map and Lot \_\_\_\_\_  
Zoning District (Include Overlay District if Applicable) \_\_\_\_\_

**Property Details:**

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

Use: \_\_\_\_\_

Number of Buildings: \_\_\_\_\_ Height: \_\_\_\_\_

Setbacks: Front 40 Back 30 Side 30 Side 30

**Description of Request**

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

Article 4.1 Table 2: Table of Dimensional Standards, 4.2 Minimum lot size

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

A 24 Panel PV solar system on a tracker  
unit suspended by a single post in the  
ground in the back yard.

**Barrington Zoning Ordinance Requirements:**

30 ft setback from back lot line.

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

In order to maximize production while staying  
off the septic and avoiding negative environmental  
impacts (cutting down 70-100 trees) the system must  
be installed within the setbacks.

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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 Exception 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.

\_\_\_\_\_

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

\_\_\_\_\_

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Part IV

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

We looked over all possible placements of the tracker array outside of the setbacks. Because of how close the back property line is to the back of the house and the septic system there is only one possible position to place the tracker that maximizes efficiency. The only other possible place would require the removal of 70 to 100 trees which contrasts the environmental benefits of switching over to solar energy.

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

The solar system will provide cleaner and more affordable energy.

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

The only Abutter the array will actually affect will not be able to see the tracker from their home and are willing to provide an easement for the placement of the tracker. In no way will the placement of the tracker have any negative effect on surrounding property values.

4. Granting the variance would do substantial justice.

As I noted earlier, there is no other possible position to place the tracker without causing significant damage to the surrounding environment.

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

Granting a variance for placing a solar system within the setbacks of this yard will have no effect on public interest. No one will see the system but the home owners themselves.

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

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

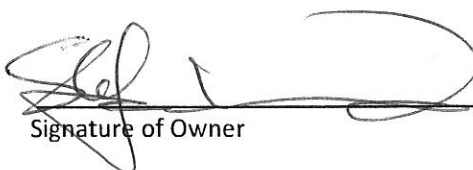
☐ 5. The proposed use will not result in the degradation of existing surface and groundwater quality standards, nor will it have adverse effects on the natural functions of wetlands on the site that would result in the loss of significant habitat or flood control protection.

**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.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

  
Signature of Owner

  
Date

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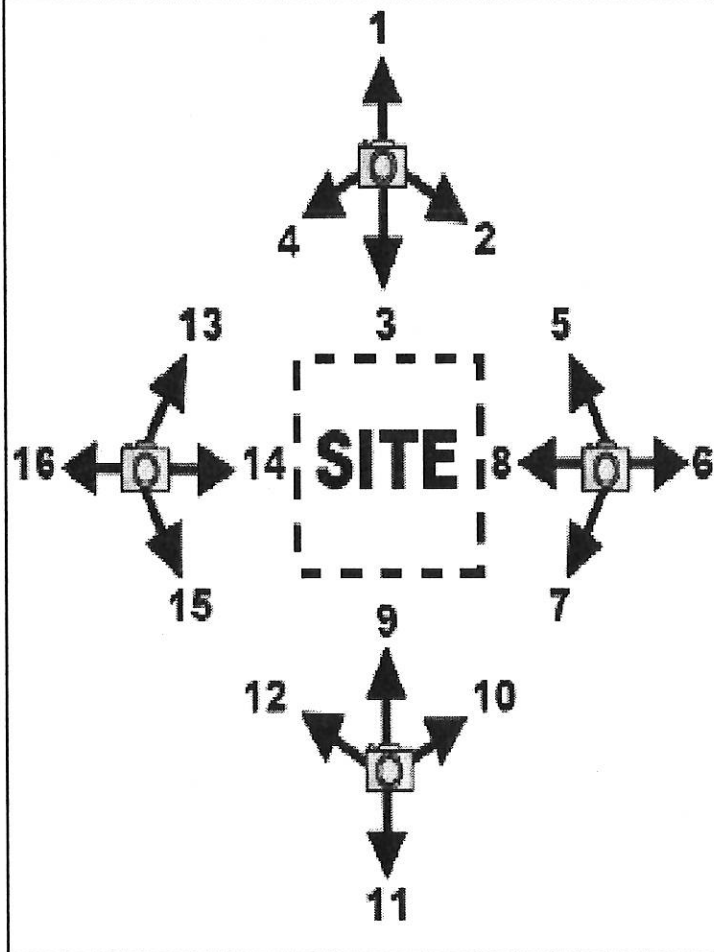
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## SITE / CONTEXT PHOTOS

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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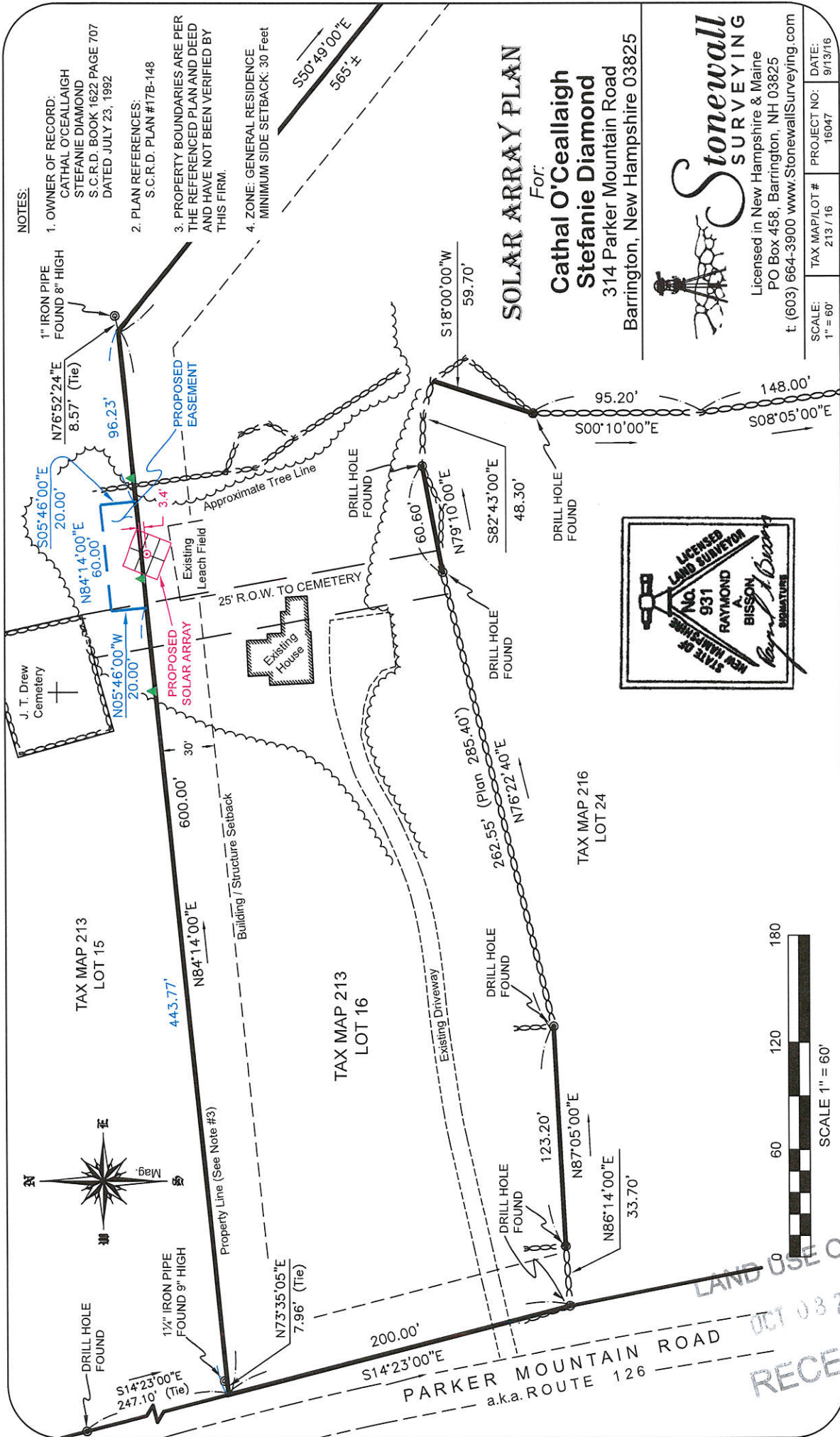
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**NOTES:**

1. OWNER OF RECORD:  
CATHAL O'CEALLAIGH  
STEFANIE DIAMOND  
S.C.R.D. BOOK 1622 PAGE 707  
DATED JULY 23, 1992
2. PLAN REFERENCES:  
S.C.R.D. PLAN #17B-148
3. PROPERTY BOUNDARIES ARE PER  
THE REFERENCED PLAN AND DEED  
AND HAVE NOT BEEN VERIFIED BY  
THIS FIRM.
4. ZONE: GENERAL RESIDENCE  
MINIMUM SIDE SETBACK: 30 Feet

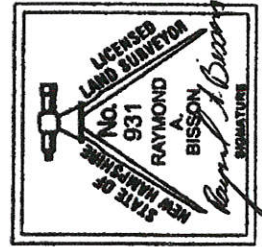


**SOLAR ARRAY PLAN**

For:  
**Cathal O'Ceallaigh  
Stefanie Diamond**  
314 Parker Mountain Road  
Barrington, New Hampshire 03825



Licensed in New Hampshire & Maine  
PO Box 458, Barrington, NH 03825  
t: (603) 664-3900 www.StonewallSurveying.com



SCALE: 1" = 60'	TAX MAP/LOT # 213 / 16	PROJECT NO: 16047	DATE: 9/13/16
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SCALE 1" = 60'

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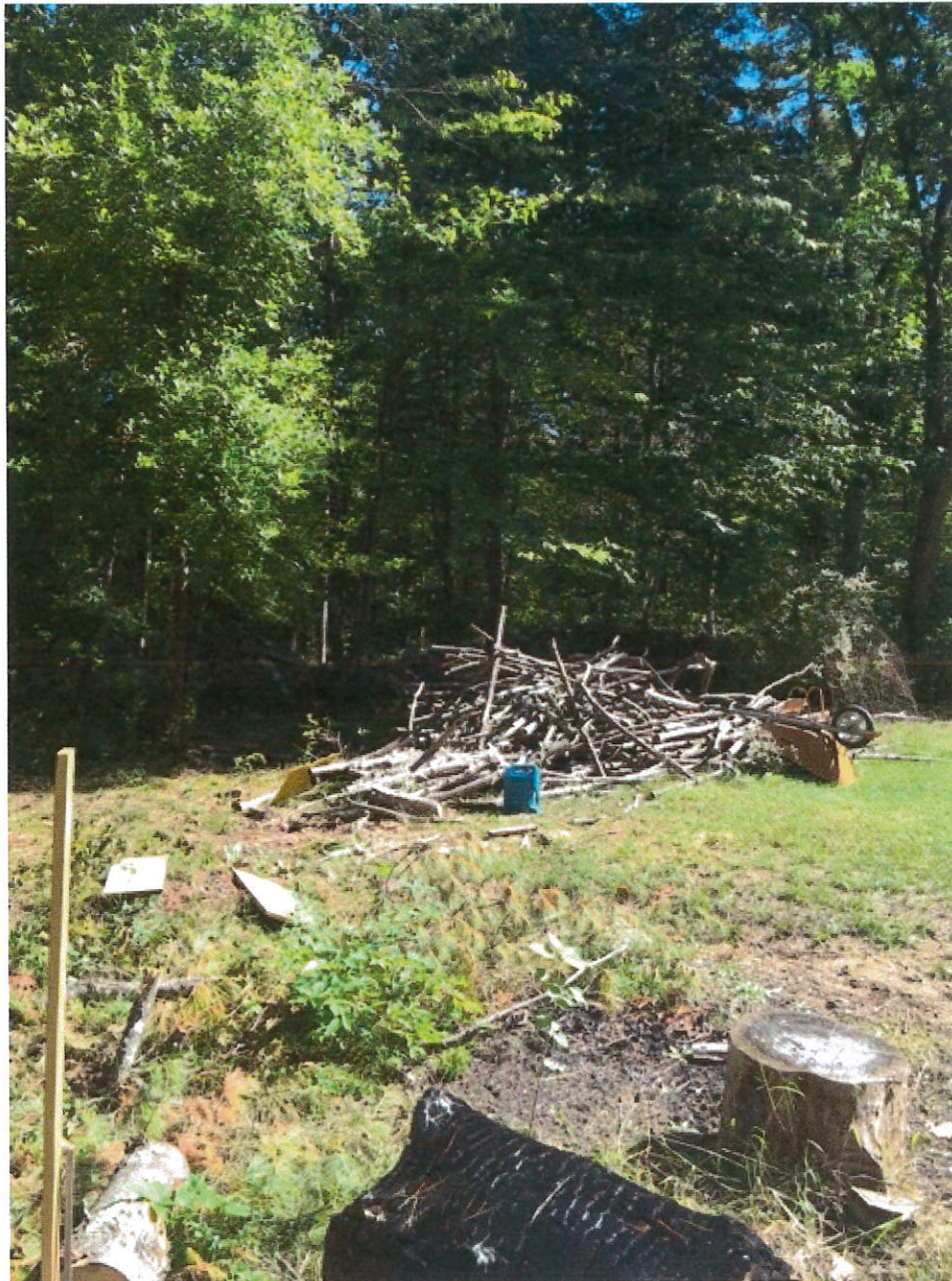


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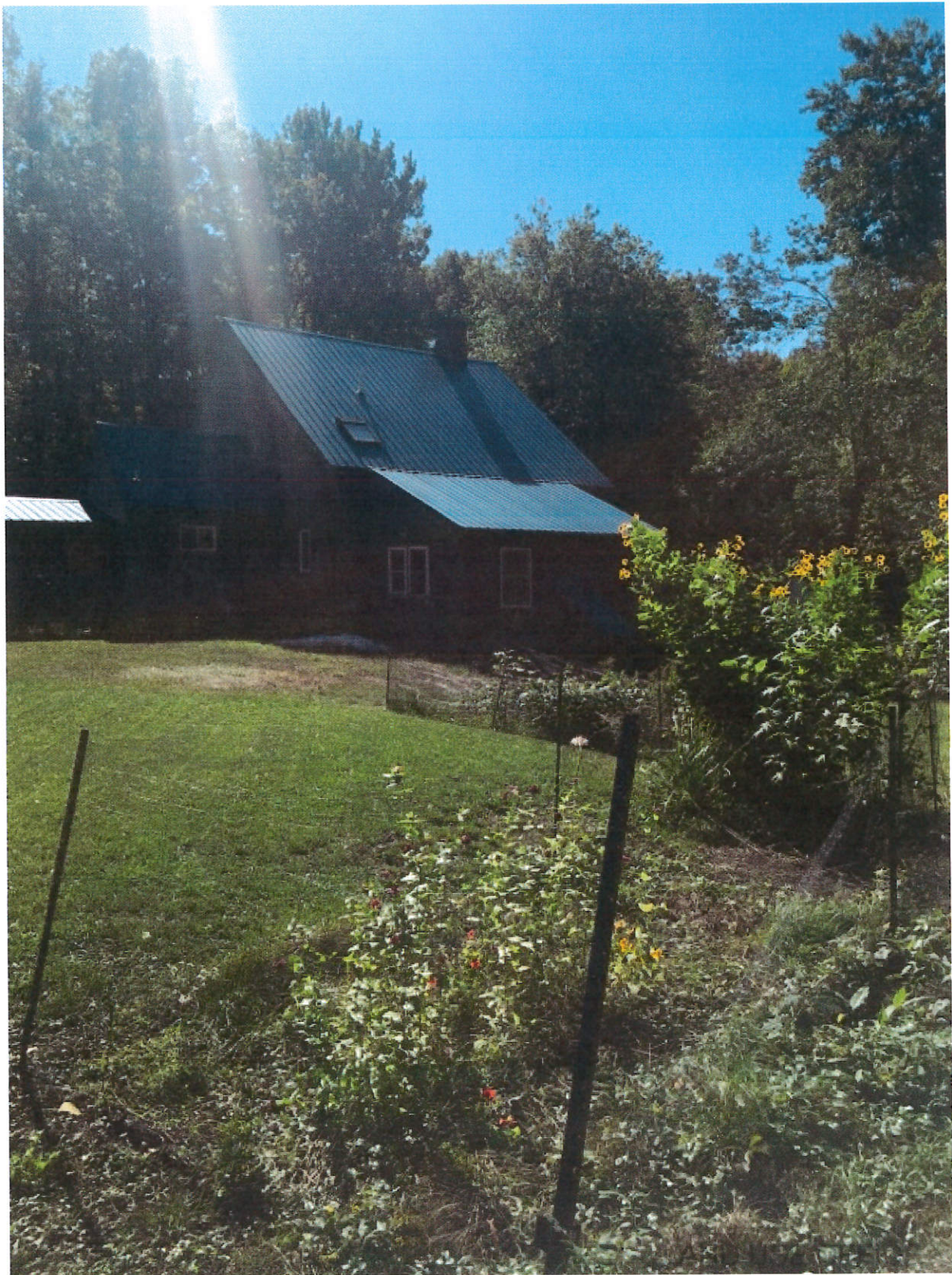
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September 14, 2016

To Whom it May concern:

RE: Easement located off Parker Mt road for the purpose of installing a Solar Array at 314 Parker Mountain Road, Barrington , NH

I, *Lawrence R Carl*, will provide Cathal O'Ceallaigh and Stefanie L. Diamond an easement over my land, at *322 Parker Mt Road, Barrington ,NH*, for the solar array panels to overhang the property line. The easement is also for the installation and maintenance of the solar array. Said easement is as shown on the Solar Array Plan prepared by Stonewall Surveying.

*Lawrence R. Carl*  
Lawrence R. Carl

*9-14-16*  
Date

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# ABUTTER LIST

Town of Barrington, NH  
Please Print or Type

Applicant: Stefanie Phone \_\_\_\_\_

Project Address: 314 Parker Mountain Rd

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
✓ 213	16		Stefanie / Catna Diamond	314 Parker Mountain Rd

## ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
✓ 213	15	Carl Lawrence	322 Parker Mt. Rd
✓ 213	17	Michael J O'Connell	36 Old French Rd
✓ 216	24	Christopher and Amy Ouellette	304 Parker Mt. Rd
216	28	<del>Doris + Donat Anderson</del>	<del>5 Old French Rd</del>
		O'Connell	
216	23	Andrea D Chan Tr Rev Tr	317 Parker Mtn Rd, Barrington

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
✓ Stonewall Surveying	POB 458, Barrington

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: \_\_\_\_\_, This is page \_\_\_\_\_ of \_\_\_\_\_ pages.

Applicant or Agent: \_\_\_\_\_

Planning Staff Verification: Barbara Irvine Date: 10/3/2014 OCT 03 2016

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