



## 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 \_\_\_\_\_ Case No. \_\_\_\_\_  
Owner Kenneth Bolstridge Mailing Address 639 Berry River Rd  
Phone 207 468 4865 Email 123.yok6@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 checked="" type="checkbox"/> | 1. Zoning Board of Adjustment Application Checklist ( <i>this form</i> )  |
| <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | 4. Fees - \$150.00 Application <input type="checkbox"/><br>\$ 75.00 Legal Notice <input type="checkbox"/><br>\$ 7.00 per US Post Office Certified Letter <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | 7. Project Narrative  |

LAND USE OFFICE

DEC 28 2016

RECEIVED

- ☐ ☐ 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 Drwine  
 Staff Signature

12/28/2016  
 Date

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

LAND USE OFFICE

DEC 28 2016

RECEIVED

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

Case No. \_\_\_\_\_

Project Name 24 x 24 Garage

Location Address 639 Berry River Rd

Map and Lot 104 - 015

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: 1                      Height: \_\_\_\_\_

Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

**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:

\_\_\_\_\_

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

SEE ATTACHED

**Barrington Zoning Ordinance Requirements:**

Article 4: Dimensional Requirements  
4.1.1 - minimum Standards Table 2

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

SEE ATTACHED

#### 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.

\_\_\_\_\_  
\_\_\_\_\_

- see Attached* ☒ 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.

\_\_\_\_\_  
\_\_\_\_\_

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

Yes, if I build within the setbacks I will lose logging truck access to my tree farm.

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

In this rural area granting this variance will do no harm to the area. No cutting of trees is needed. Does not interfere with anybody's view. On the contrary it is helping my neighbor by providing a buffer between our houses.

3 Granting the variance will not result in diminutive property values.

No it will not. I believe this building will enhance the value of the surrounding area.

4 Granting a variance would do substantial justice.

Yes as my neighbor said it will provide a buffer between our houses. It will also allow me to properly maintain the tree farm.

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

No, it does not interfere with anybody's peaceable enjoyment of there home. A well-built building will actually enhance the neighborhood.

LAND USE OFFICE

DEC 28 2016

RECEIVED

☐ 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

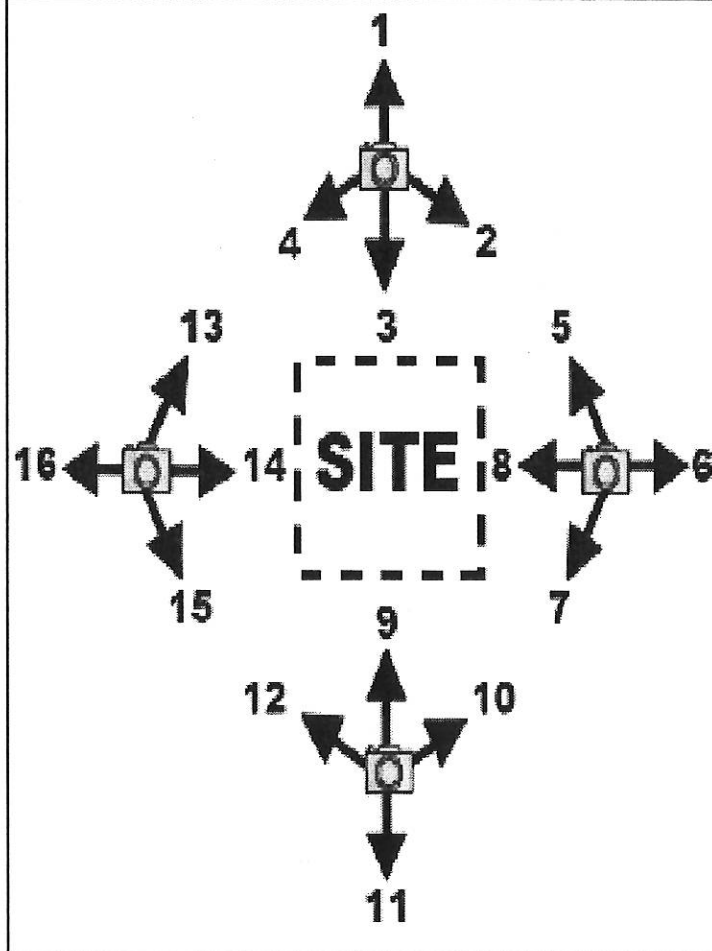
LAND USE OFFICE  
DEC 8<sup>th</sup> 2016  
RECEIVED

## 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.



LAND USE OFFICE

DEC 28 2015

RECEIVED



# Untitled Map

Write a description for your map.

## Legend

 639 Berry River Rd

639 Berry River Rd





# ABUTTER LIST

Town of Barrington, NH  
Please Print or Type

Applicant: Ken Bolstridge Phone 207 469 4804

Project Address: \_\_\_\_\_

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
104	15			

## ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
104	15	Kenneth Bolstridge	639 Berry River Rd Barrington
104	17	Melisa Clough	647 Berry River Rd Barrington
104	14	Joseph Downing	627 Berry River Rd Barrington NH
104	78	Richard DeLuca	636 Berry River Rd Barrington
104	77	Robert Nebling	640 Berry River Rd Barrington
104	76	James + Dolores White	22 High St. Saugus M.A. 1906

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
Geometres Blue Hills LLC	Po Box 277 Hometown Rd
	Farmington NH 03835

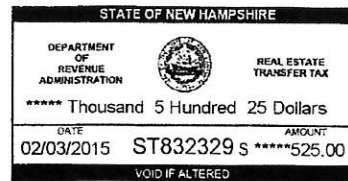
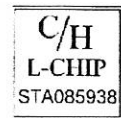
I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the Town of Barrington Assessing Office

on this date: 12/28/16, This is page 1 of 1 pages.

Applicant or Agent: Ken Bolstridge

Planning Staff Verification: \_\_\_\_\_ Date: \_\_\_\_\_

USE OFFICE  
2016  
RECEIVED



## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Alexander E. Short, a married man, of 41 Thornton Avenue unit 103, City of Saco, County of Cumberland, State of Maine 04072 for consideration paid grant to Kenneth D. Bolstridge, of 294 Main Street, Town of Westbrook, County of Cumberland, State of Maine 04092 with Quitclaim covenants:

Two certain tracts of land, with buildings thereon, now known as 639 Berry River Road, situated off the easterly end of the south shore of Long Pond, in Barrington, County of Strafford, and State of New Hampshire, the same being lots 230 and 231 on Plan entitled, "Long Shores, Inc., Barrington, N.H., easterly end of South Shore, Survey and Plan by: The Berry Construction Co, Inc. Rochester, N.H., April 1965," recorded at Strafford County Registry of Deeds, bounded and described as follows:

Beginning at a stake in the ground on the southerly sideline of Berry River Road, so called, at the Northeasterly corner of Lot 232 as shown on said Plan, thence turning and running N 76 degrees 54 feet E for a distance of 11.2 feet, more or less, to a stake set in the ground; thence turning and running N 58 degrees 19 feet W for a distance of 38.8 feet, more or less, to a stake set in the ground at the southerly side of said road; thence continuing on the same course for a distance of 50 feet, more or less, to a stake set in the ground at the northwesterly corner of lot 229; thence tuning and running S 25 degrees 56 feet E by the westerly sideline of Lot 229 for a distance of 200 feet, more or less, to a stake set in the ground at the northwesterly corner of Lot 229; thence turning and running S 56 degrees 16 feet W by land now or formerly of Long Shores, Inc. for a distance of 56.8 feet, more or less, to a stake set in the ground, thence turning and running S 65 degrees 19 feet W, by land now or formerly of Long Shores, Inc. for a distance of 47.7 feet, more or less, to a stake set in the ground at the southeasterly corner of Lot 232, thence turning and running N 24 degrees 36 feet W, by the easterly sideline of said Lot 232 for a distance of 200 feet, more or less,, to the southerly sideline of Berry River Road and the point of beginning.

Together with a right of way to and from the public highway over the roads as laid out on said plan to be used in common with others entitled to use the same.

LAND USE OFFICE

FEB 23 2016

RECEIVED

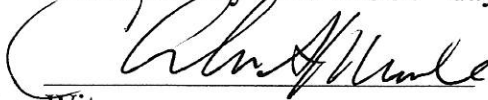
Also a certain tract or parcel of land situated at Long Shores, so-called, in Barrington, Strafford County, New Hampshire, the same being two parcels of back land known as BL-20 and BL-21 adjoining other property conveyed herein known as lots 230 and 231 as shown on a Plan Long Shores duly recorded in the Strafford County Registry of Deeds, bounded and described as follows:

Beginning at an iron pipe at the southwesterly corner of Lot 236 and running along the backline of the following lots 236, 235, 233, 232, 231, 230, 229, and 228 to an iron pipe at the northwesterly corner of Lot BL-19; thence turning and running S 27 degrees 15 feet E along BL-19 for a distance of 1000 feet, more or less, to land now or formerly of James Seavey; thence turning and running in a southwesterly direction along land of Seavey for a distance of 484.00 feet, more or less, to an iron pipe at lot BL-22; thence turning and running in a northwesterly direction along BL-22 for a distance of 1,300.00 feet, more or less, to the southwesterly corner of Lots 236 and the point of beginning.

Meaning and intending to convey the same premises conveyed to Grantor by Warranty Deed of Brian Short, Trustee under the irrevocable trust f/b/o Alexander Eugene Short, said deed dated August 31, 2012 and recorded in the Strafford County Registry of Deeds at Book 4065, Page 0949 on October 25, 2012.

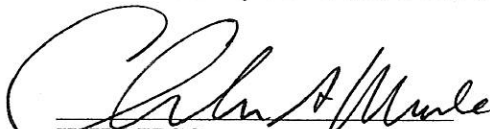
Katarina Short, wife of Alexander E. Short, by executing this deed below relinquishes any right of Homestead in the subject premises.

WITNESS my hand this 30<sup>th</sup> day of January, 2015

  
Witness


  
Katarina Short

WITNESS my hand this 30th day of January, 2015.

  
WITNESS

  
Alexander E. Short

The foregoing instrument was acknowledged before me this 30th day of January, 2015 by Alexander Eugene Short and Katarina Short

  
Charles A. Meade  
Justice of the Peace  
Commission Expires: 10/29/19

LAND USE OFFICE

JAN 28 2015

RECEIVED



12/27/2016

To whom it may concern,

I, Melissa Hawkins am the property owner of 647 Berry River Road in Barrington, NH. I hereby give my consent to the property owner of 645 Berry River Road in Barrington, NH to build a garage which will abut my property line.

Regards,



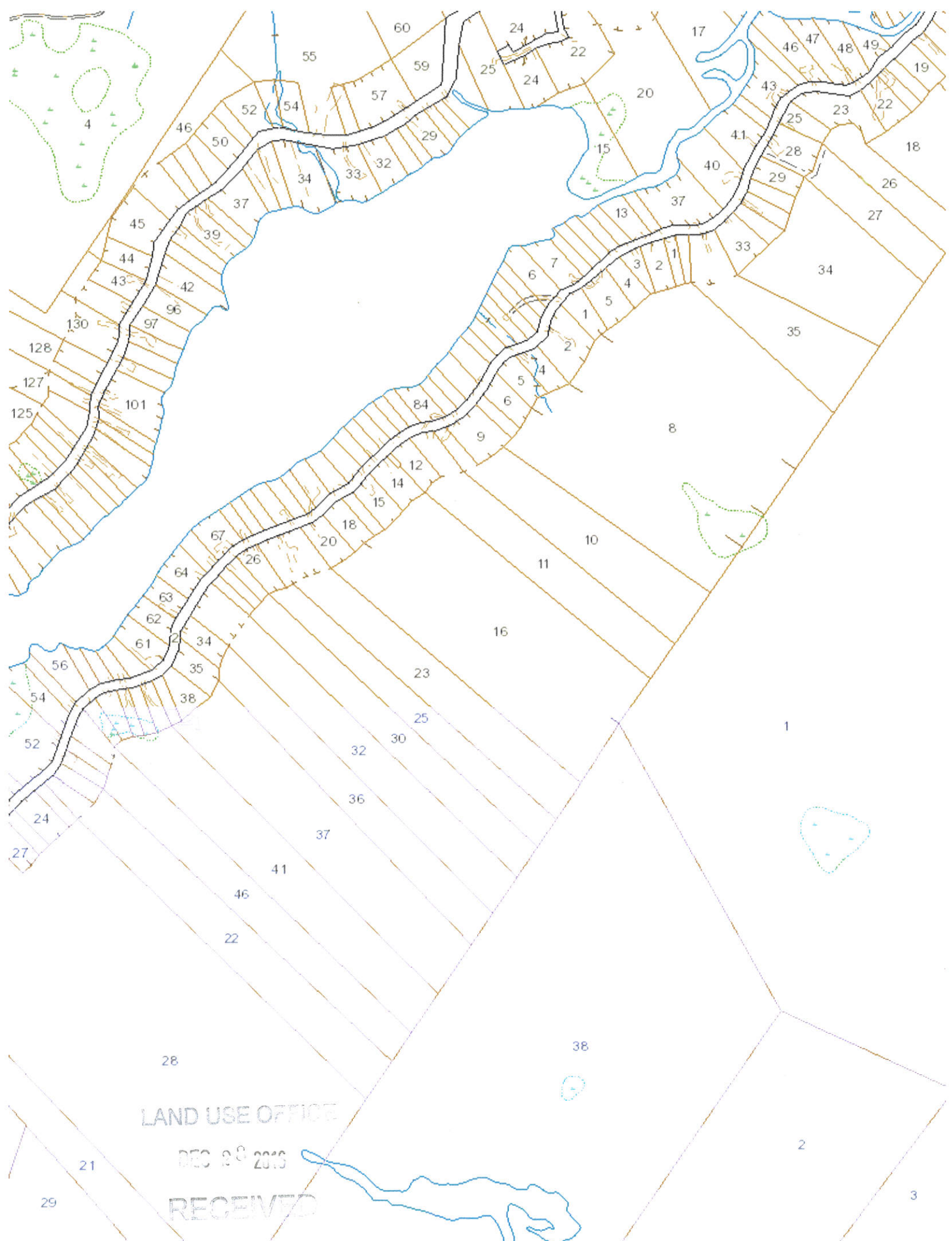
Melissa Hawkins

Phone: 603-866-0334

LAND USE OFFICE

DEC 29 2016

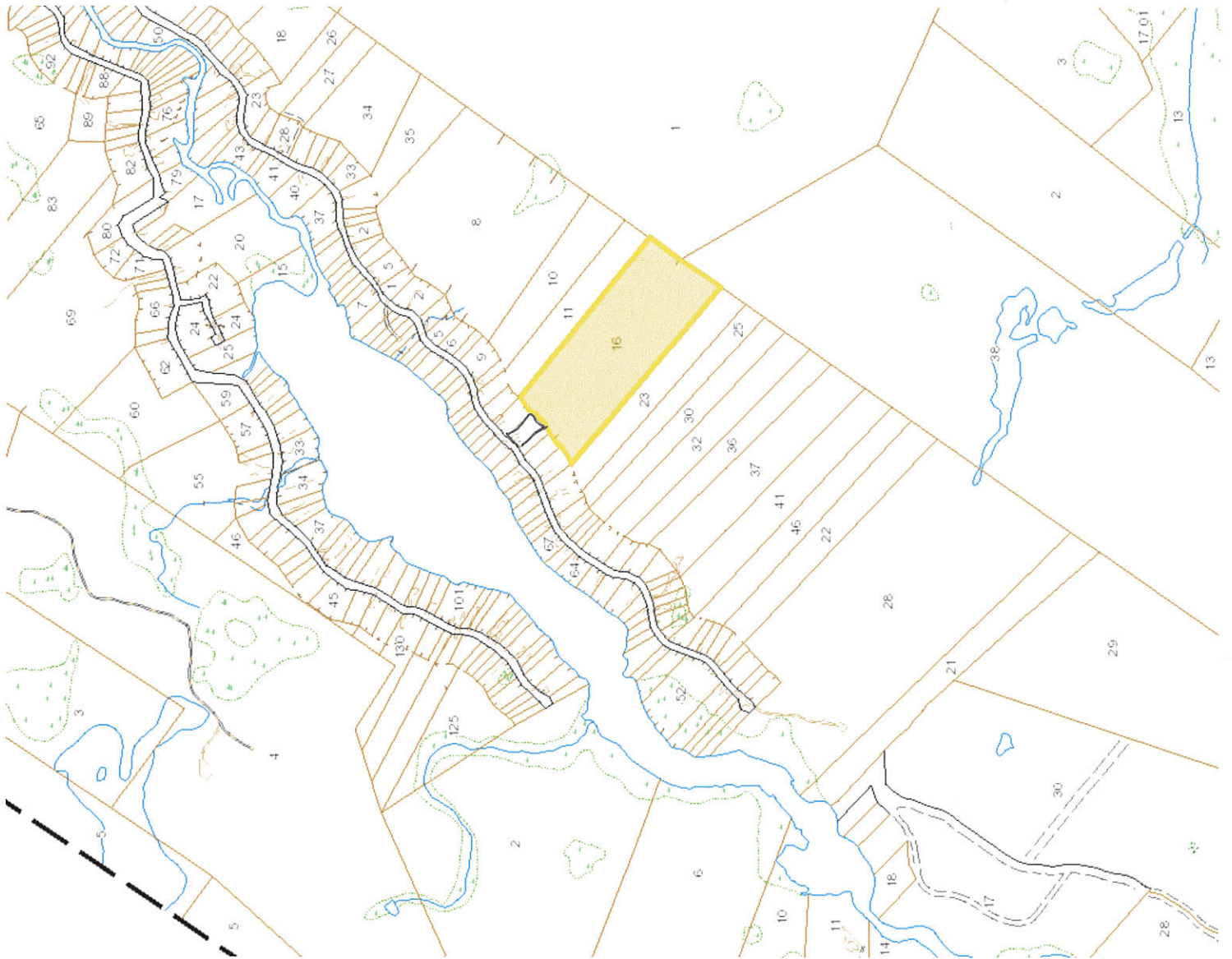
RECEIVED



LAND USE OFFICE

DEC 28 2015

RECEIVED



LAND USE OFFICE

DEC 28 2016

RECEIVED

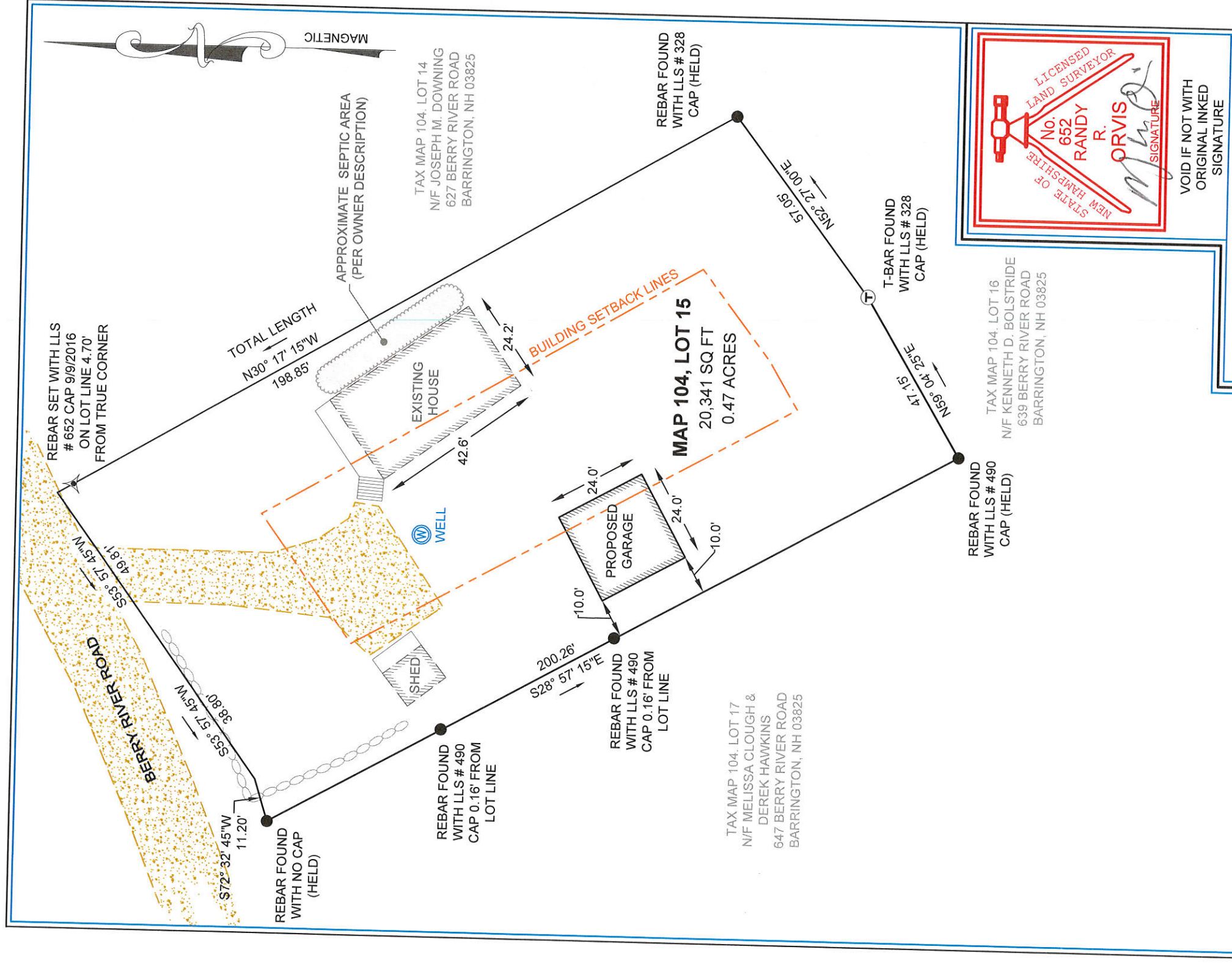


To the Board of Selectmen and whom it may concern. I am applying for a variance to build a 24 x 24 garage. I have 14 acres out back that is in current use. If I build under the current setbacks I will lose my future access for logging truck to harvest any timber. I have talked to my neighbor and we designed a building and placement that will not harm anybody's property value and enhance the area.

LAND USE OFFICE

DEC 28 2016

RECEIVED



LICENSED  
LAND SURVEYOR  
No. 652  
RANDY R. ORVIS  
STATE OF NEW HAMPSHIRE  
SIGNATURE

VOID IF NOT WITH  
ORIGINAL INKED  
SIGNATURE

**CERTIFIED PLOT PLAN**

TAX MAP 104, LOT 15  
BARRINGTON, N.H.

OWNER(S):  
KENNETH D. BOLSTRIDE



Land Surveying  
Land Use Consulting  
Septic System Design  
Environmental Consulting  
PO Box 277  
Hornetown Road  
Farmington, NH 03835  
(603)859-2367

16-078 SCALE: 1"=30' DATE: 9/9/2016

ZONING: GR - GENERAL RESIDENTIAL

SETBACKS: FRONT: 40' SIDE: 30' REAR: 30'

DEED REF: S.C.R.D. BOOK 4271 PAGE 0449

PLAN REF: "LONG SHORES INC., BARRINGTON, NH, EASTERLY END OF SOUTH SHORE." BY: BERRY CONSTRUCTION CO. DATED: APRIL 1965

RECORDED IN S.C.R.D. POCKET 4, FOLDER 1, PLAN 37

NOTE: THIS PLAN WAS REVISED ON 12/20/2016 TO ADD DIMENSIONS AND APPROXIMATE SEPTIC LOCATION.

© COPYRIGHT 2016 GEOMETRES BLUE HILLS, LLC