



# 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 7/23/2019 Case No. 243-20-GR-19-ZBA Variance  
Owner Pastre, Scott & Michele Mailing Address PO Box 883, Sharon, CT 06069  
Phone 860-309-9398 Email mwpastre1@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
-------	-------

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

LAND USE OFFICE

JUL 23 2019

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 Irvine  
Staff Signature

7/25/2019  
Date

**LAND USE OFFICE**

**Land Use Department**

**Town of Barrington; 137 Ramsdell Lane; Barrington, NH 03825**

barrplan@metrocast.net

Phone: 603.664.5798

JUL 25 2019

**RECEIVED**

PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 243-20-GR-19-ZBA Variance

Project Name Pastre Residence

Location Address 1897 Franklin Pierce Highway

X

Map and Lot 243-0020

Zoning District (Include Overlay District if Applicable) General Residential & Highway Commercial Overlay

Property Details:

- Single Family Residential
- Multifamily Residential
- Manufactured Housing
- Commercial
- Mixed Use
- Agricultural
- Other

Use: Residential Single Family

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:

3.1.1 Permitted structures, 3.3.1(1) Manufactured Housing

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

We would like to install a 26' x 44' manufactured home on our current lot (2.5 acres). Currently there is a 1972 mobile home on the lot which is occupied. Once construction is complete occupants will move to new home and mobile home will be removed.

Barrington Zoning Ordinance Requirements:

allows only one principal structure on property.

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

Construct 26' x 44' manufactured on our 2.5 acre lot. Once complete, the existing and occupied 1972 mobile home will be removed. The mobile home will be occupied during construction.

LAND USE OFFICE

JUL 25 2019

RECEIVED

**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.

*The current 72' mobile home is too small and too old to improve upon. To purchase an existing home, or buy land to build would be too expensive. Constructing a new manufactured home on the lot we own makes the most financial sense.*

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

*The new home will conform to the zoning ordinance. The size of new home will be 26'8" x 44'.*

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

*The new home (property improvements) will be substantiated compared to the existing conditions.*

4. Granting of the variance would do substantial justice.

*The current mobile home is 47 years old. It is not cost-effective to make improvements and due to its age is difficult to resale.*

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

*The new home would very much improve the lot and will have a positive effect on the surrounding homes and neighborhood.*

**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.

**LAND USE OFFICE**

JUL 25 2018

**RECEIVED**

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

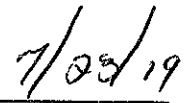
4. No excessive demand on municipal services and facilities, including, but not limited to waste disposal, police and fire protection, and schools.

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.

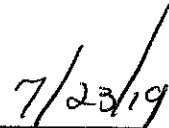
**In addition to the guiding principles specified above, the ZBA may condition the granting of a special exception upon more stringent standards if the Board determines that such conditions are necessary to protect the health and welfare of the town and its residents. Such conditions may include the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

JUL 25 2019

RECEIVED

# TOWN OF BARRINGTON - LAND USE DEPARTMENT

## PROJECT NARRATIVE

PROJECT NAME Pastre Residence

CASE FILE NUMBER 243-20-GR-19-2BA  
*Variance*

PROJECT LOCATION 1897 Franklin Pierce Highway

DATE OF APPLICATION July 23, 2019

### Property Details:

Single-Family    Residential    Multi-Family Residential    Commercial    Industrial

Current Zoning: General Residential & Highway    Lot Area Size    2.5 acres / 108900 sq. ft. approx.  
Commercial Overlay

Setbacks:    Front    Side    Rear

Parking Spaces Required:    Parking Spaces Provided:

Please describe your project and its purpose and intent. You may attach a typed description.

We would like to construct/install a new 26'8"x44 manufactured home on the 2.5 acre parcel we own. Currently there is a 1972 mobile home on the land which is occupied by my daughter and her family. They will live in the home during construction and once complete, move to the new home. We will then begin removal of the mobile home from the lot. Although we know we will need to install/design a new septic system, we are hoping to use the existing well and power supply.

The lot is very nice and large so we would like to try and take advantage of what we already have rather than move. Our daughter is expecting her second child in the Fall, so the current two-bedroom home (756 sq. ft.) will quickly become too small and due to it being 47 years old, making any further improvements to it does not make financial sense. The age of the home also limits its real estate market value as well as limit the buyer pool, so we don't think selling it is a good option.

LAND USE OFFICE

JUL 25 2019

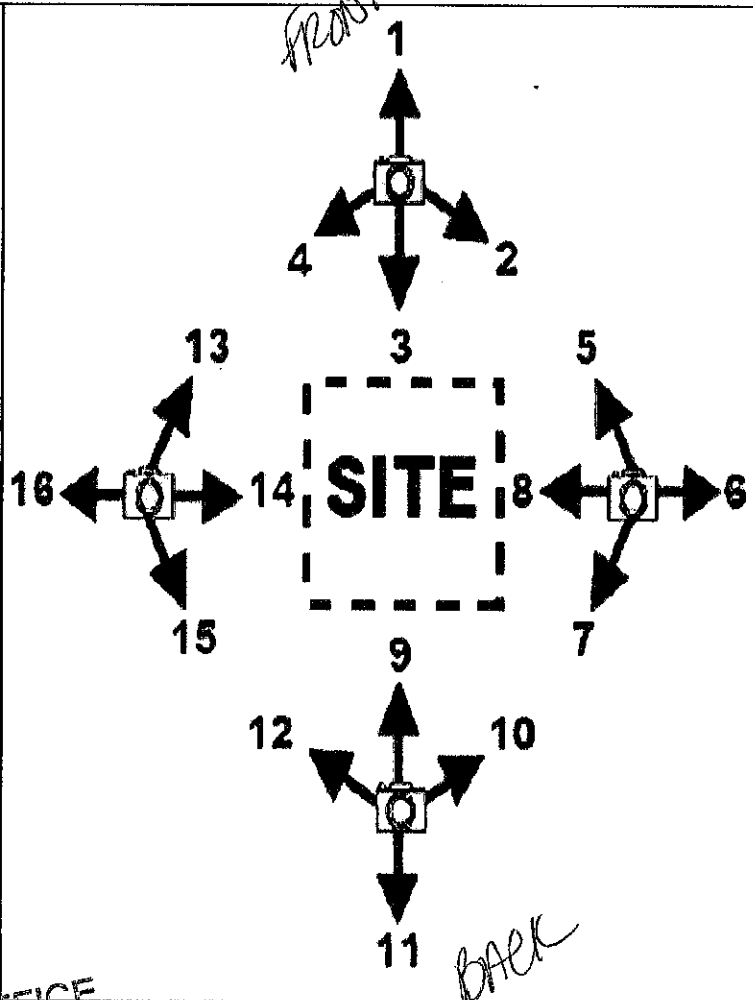
RECEIVED

## 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.

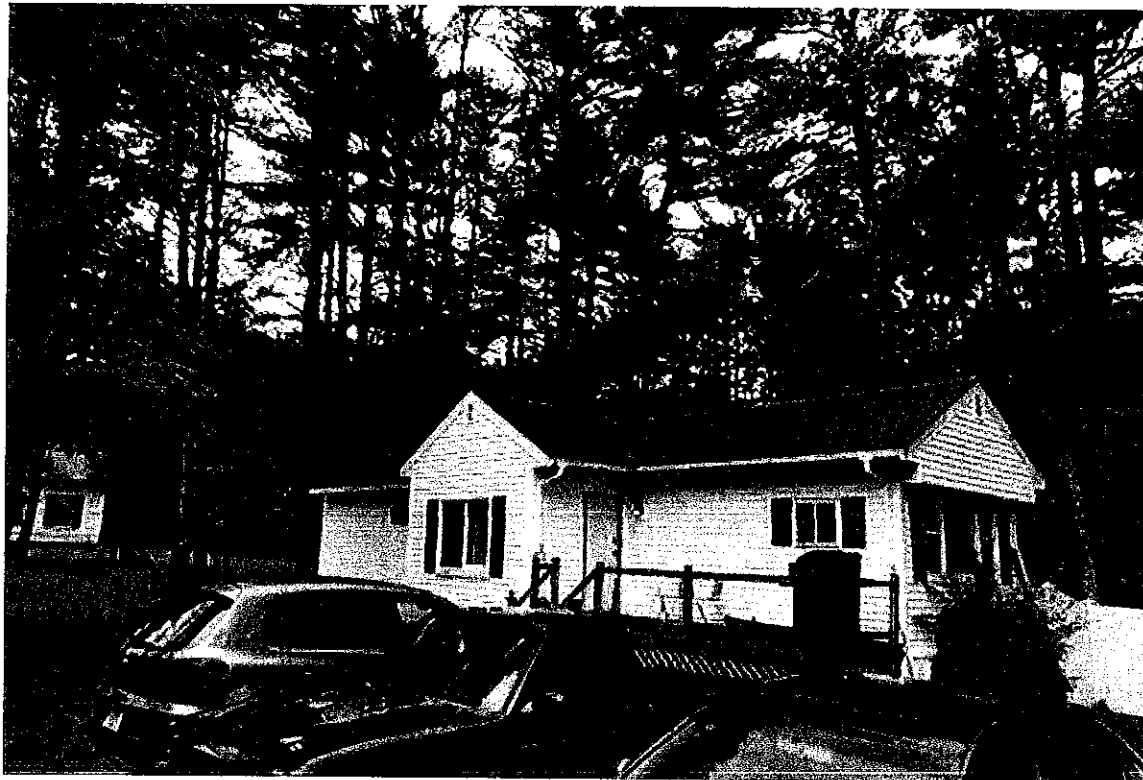


LAND USE OFFICE

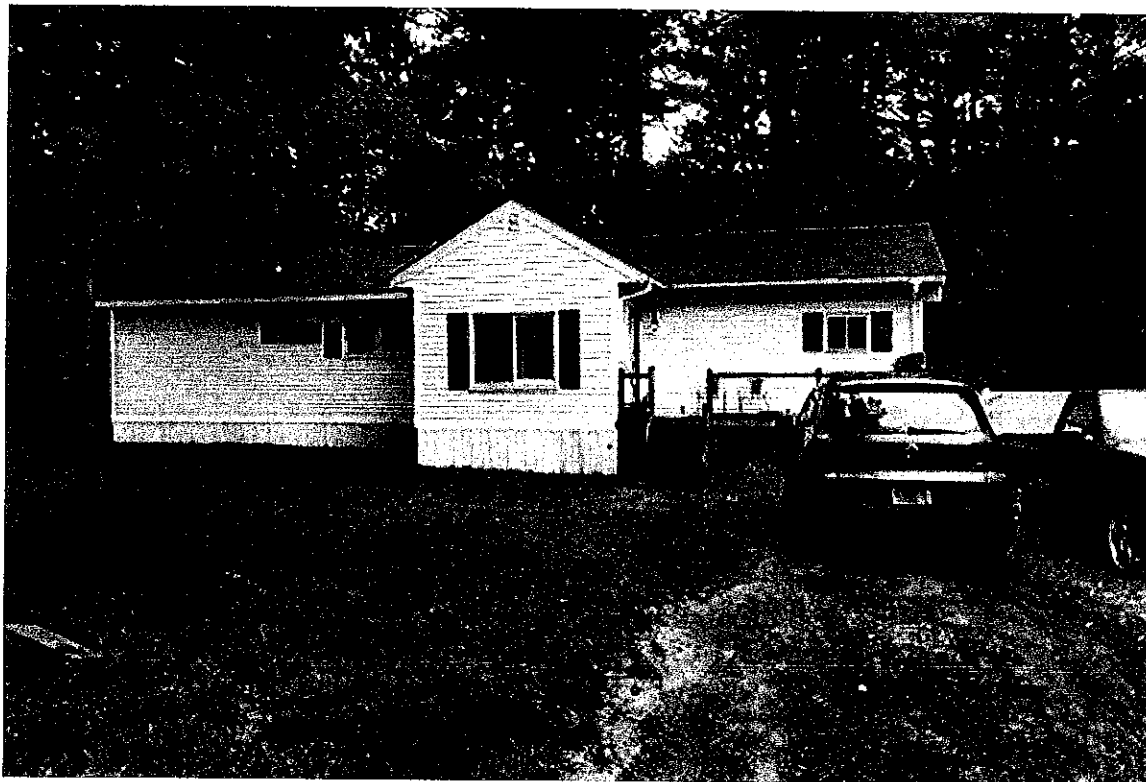
JUL 25 2019

RECEIVED

FRONT



#4



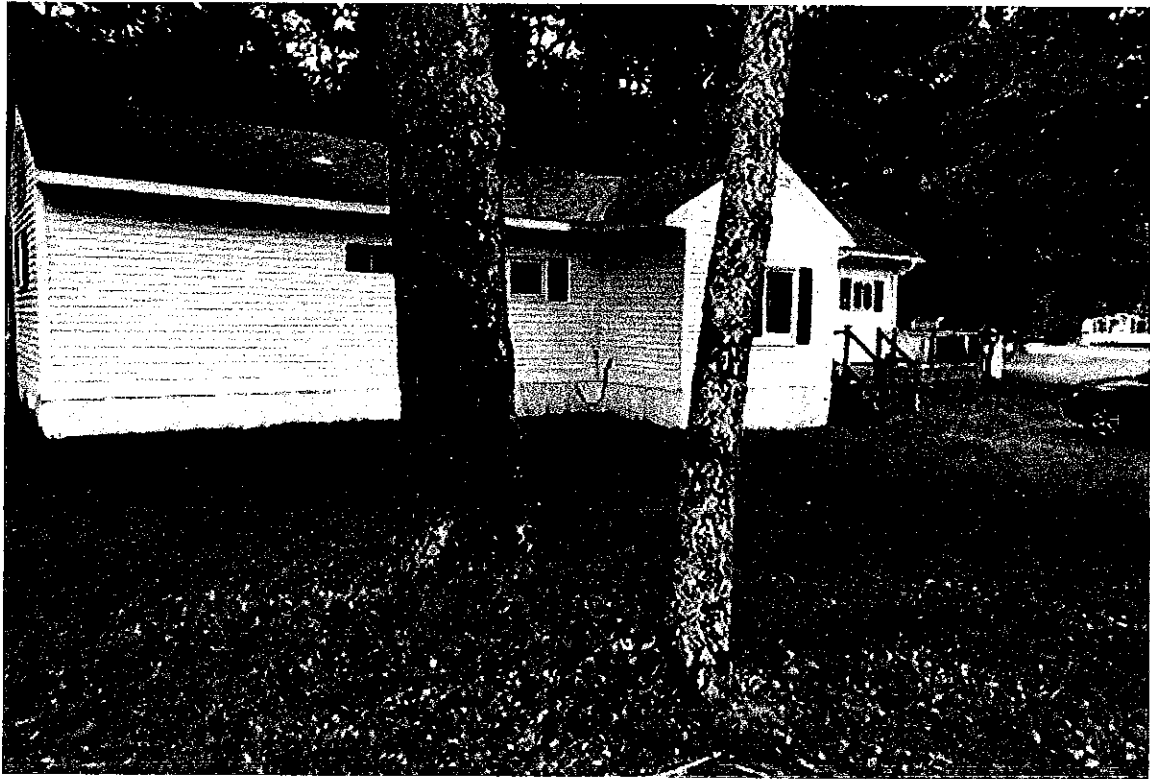
LAND USE OFFICE

#1

JUL 25 2019

RECEIVED





# 2



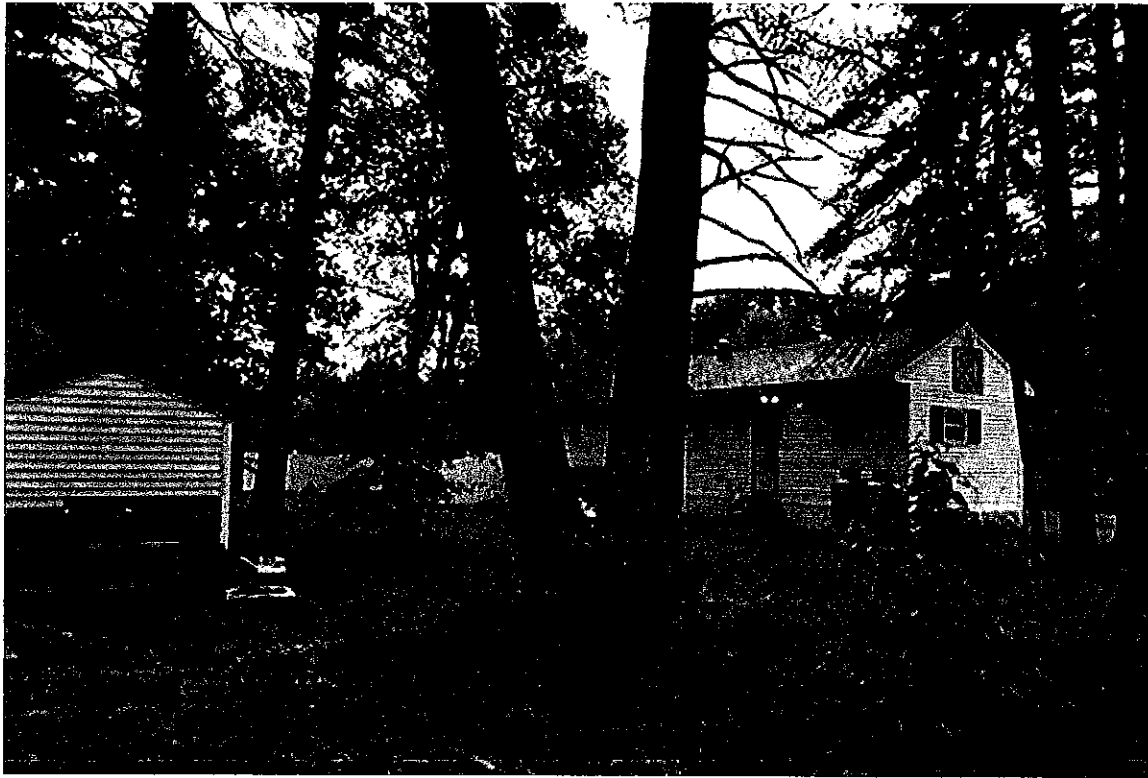
# 3

LAND USE OFFICE

JUL 25 2019

RECEIVED

BACK



# 10



# 9

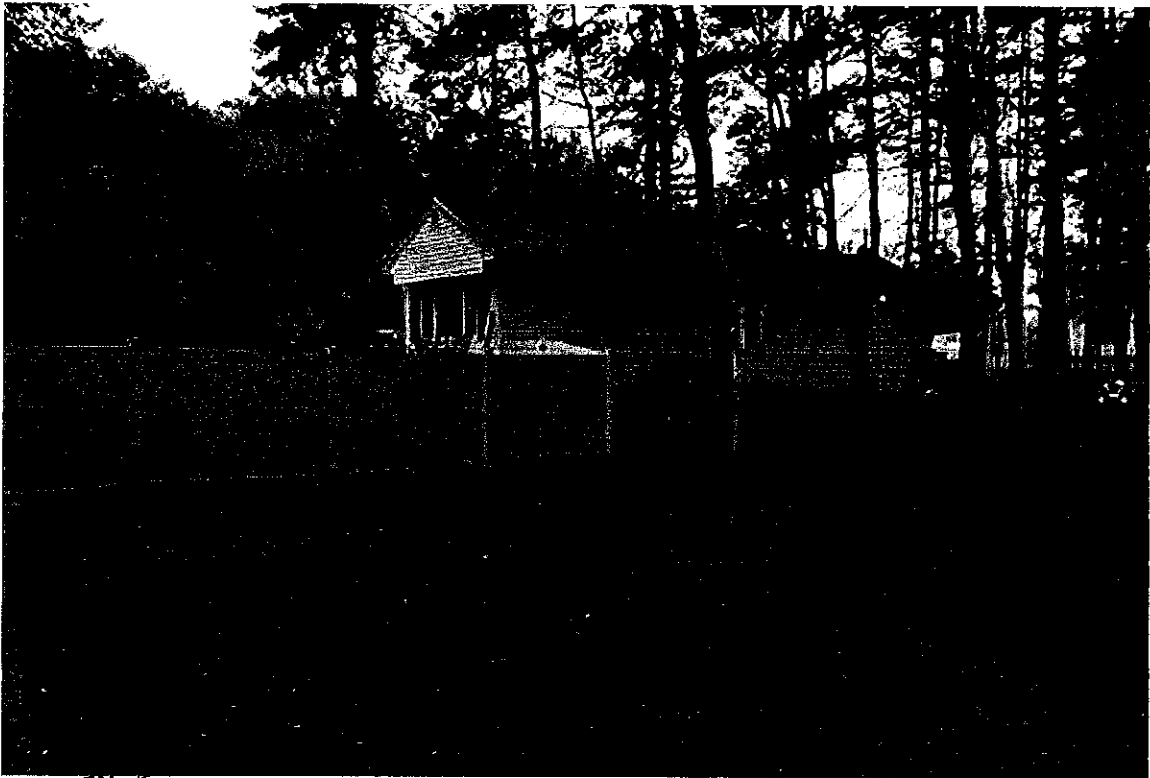
LAND USE OFFICE

JUL 25 2019

RECEIVED



# 11



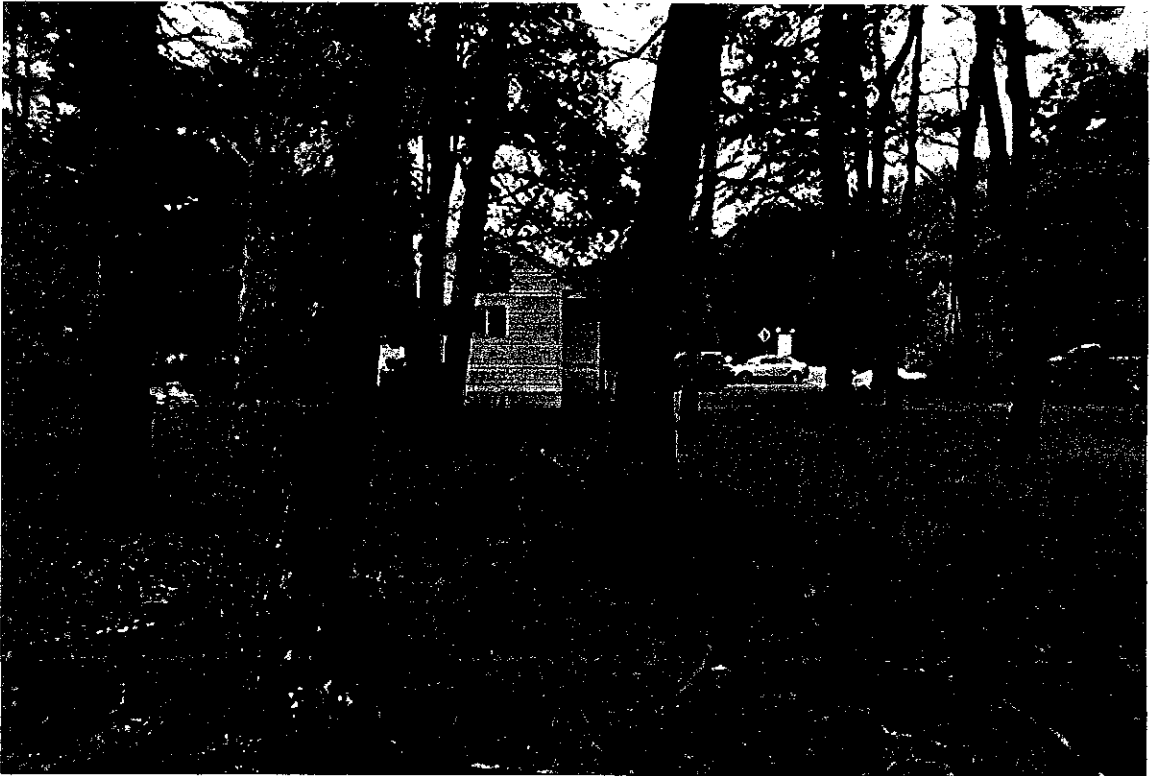
# 12

LAND USE OFFICE  
JUL 25 2019  
RECEIVED

SIDE



#5

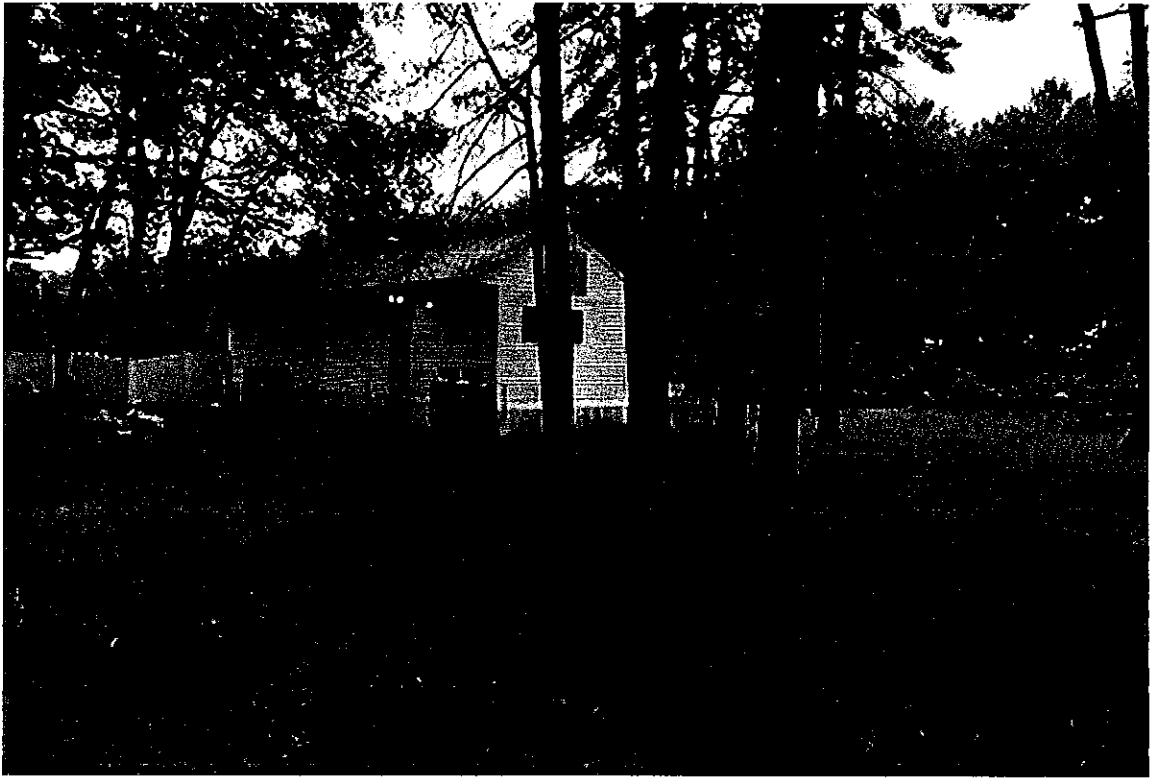


LAND USE OFFICE

#6

JUL 25 2019

RECEIVED



# 7



LAND USE OFFICE

JUL 25 2019

RECEIVED

# 8

SIDE



#13

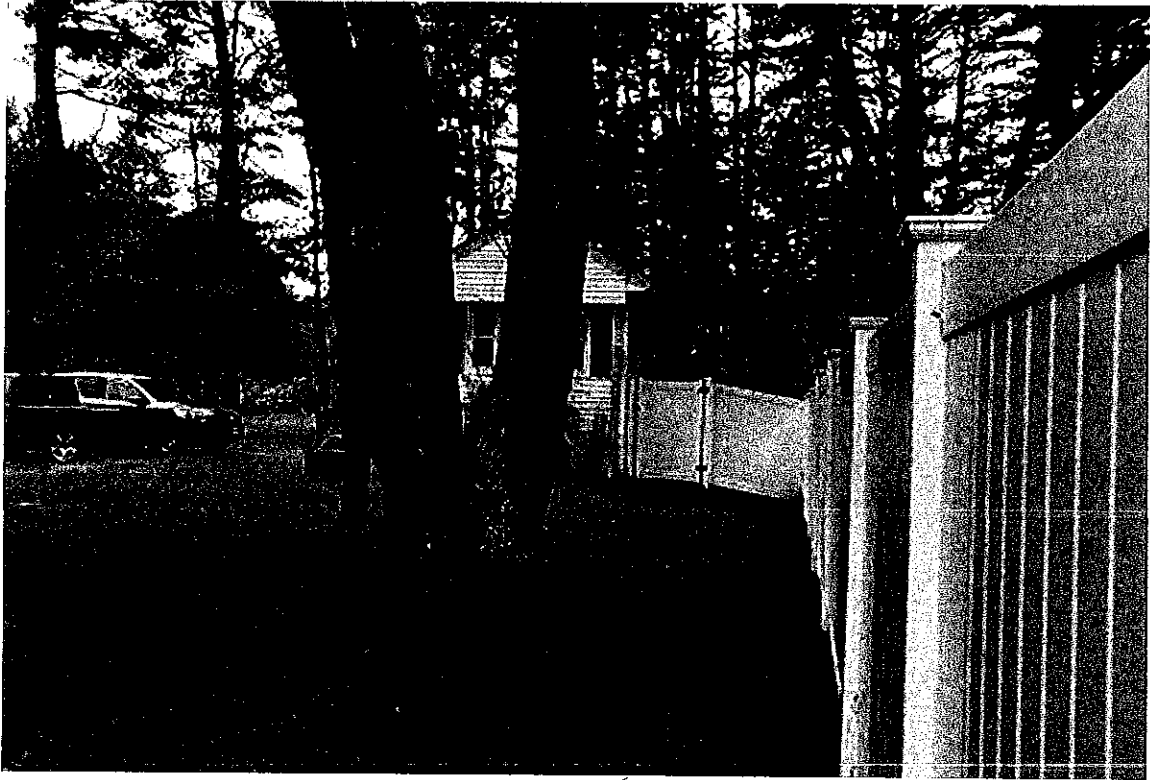


#14

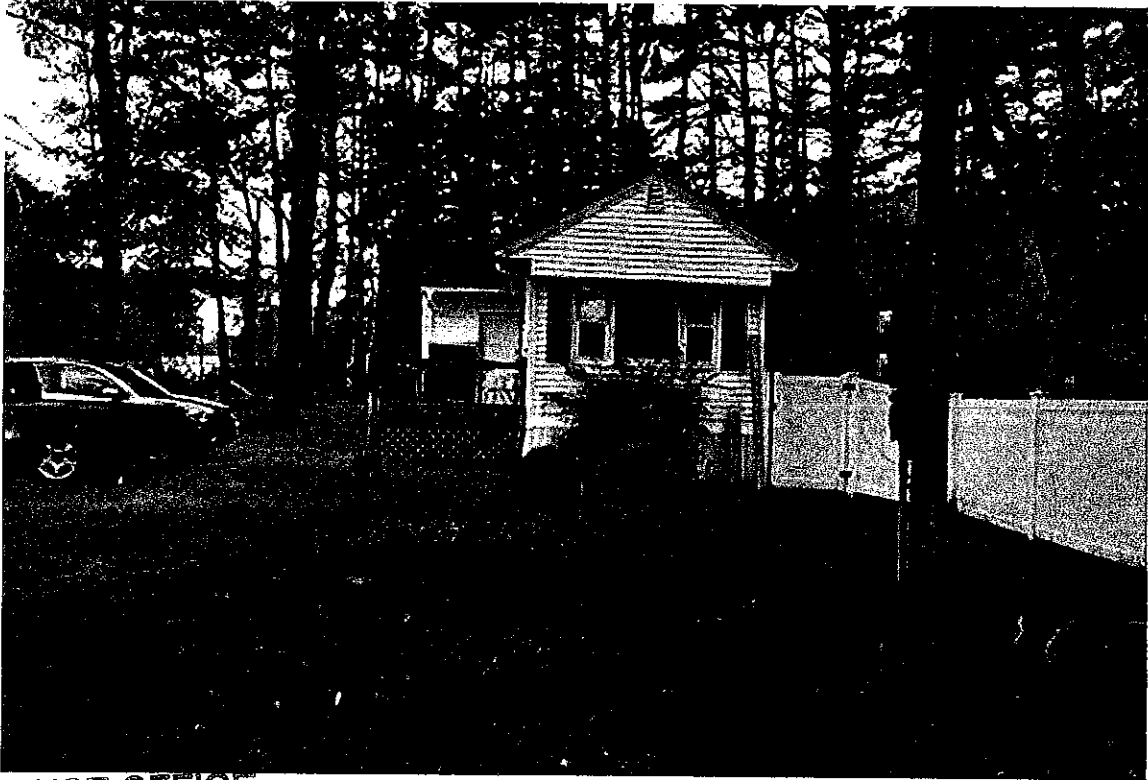
LAND USE OFFICE

JUL 25 2019

RECEIVED



15

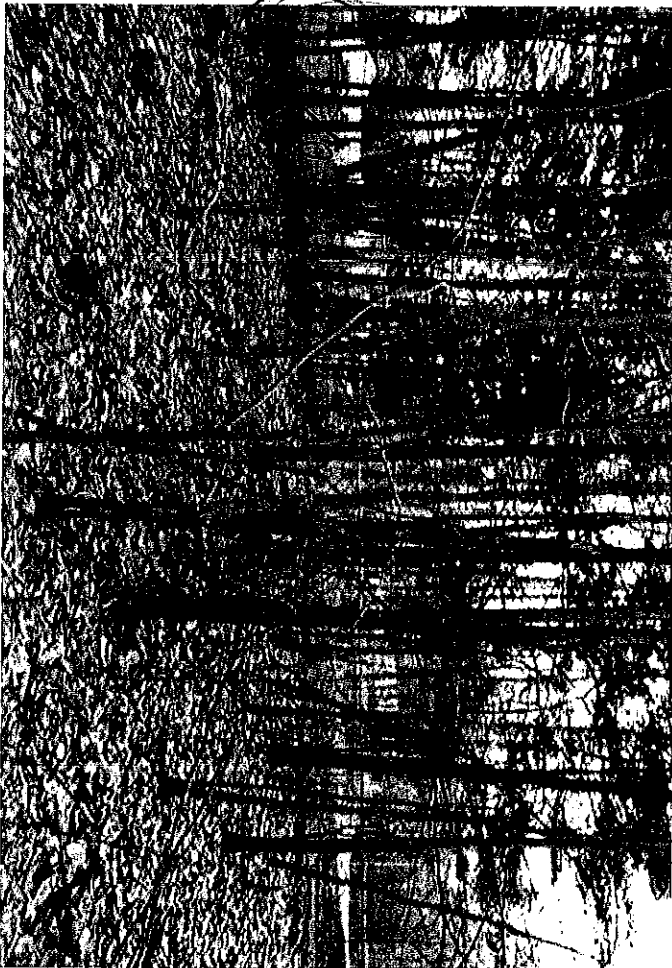
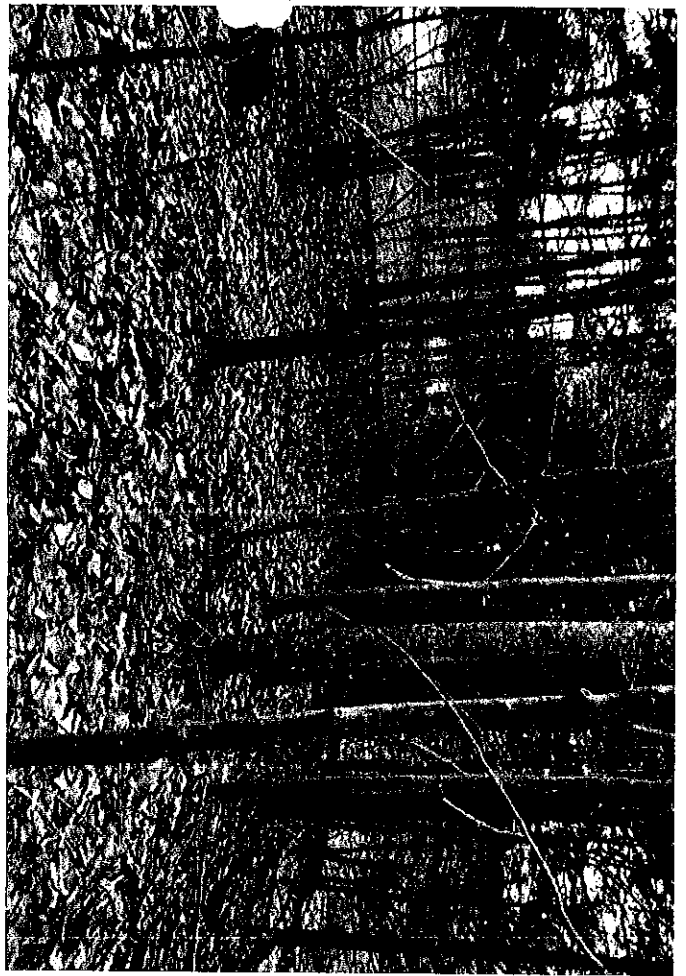


LAND USE OFFICE

JUL 25 2019

RECEIVED

16



*woods  
located up  
towards house*

LAND USE OFFICE

JUL 25 2019

RECEIVED



**Abutters List Report**  
Barrington, NH

**Subject Property:**

Parcel Number: 243-0020  
CAMA Number: 243-0020  
Property Address: 1897 Franklin Pierce Hwy

Mailing Address: PASTRE MICHELE & SCOTT  
PO Box 883  
Sharon, CT 06069

LAND USE OFFICE  
JUL 25 2019  
RECEIVED

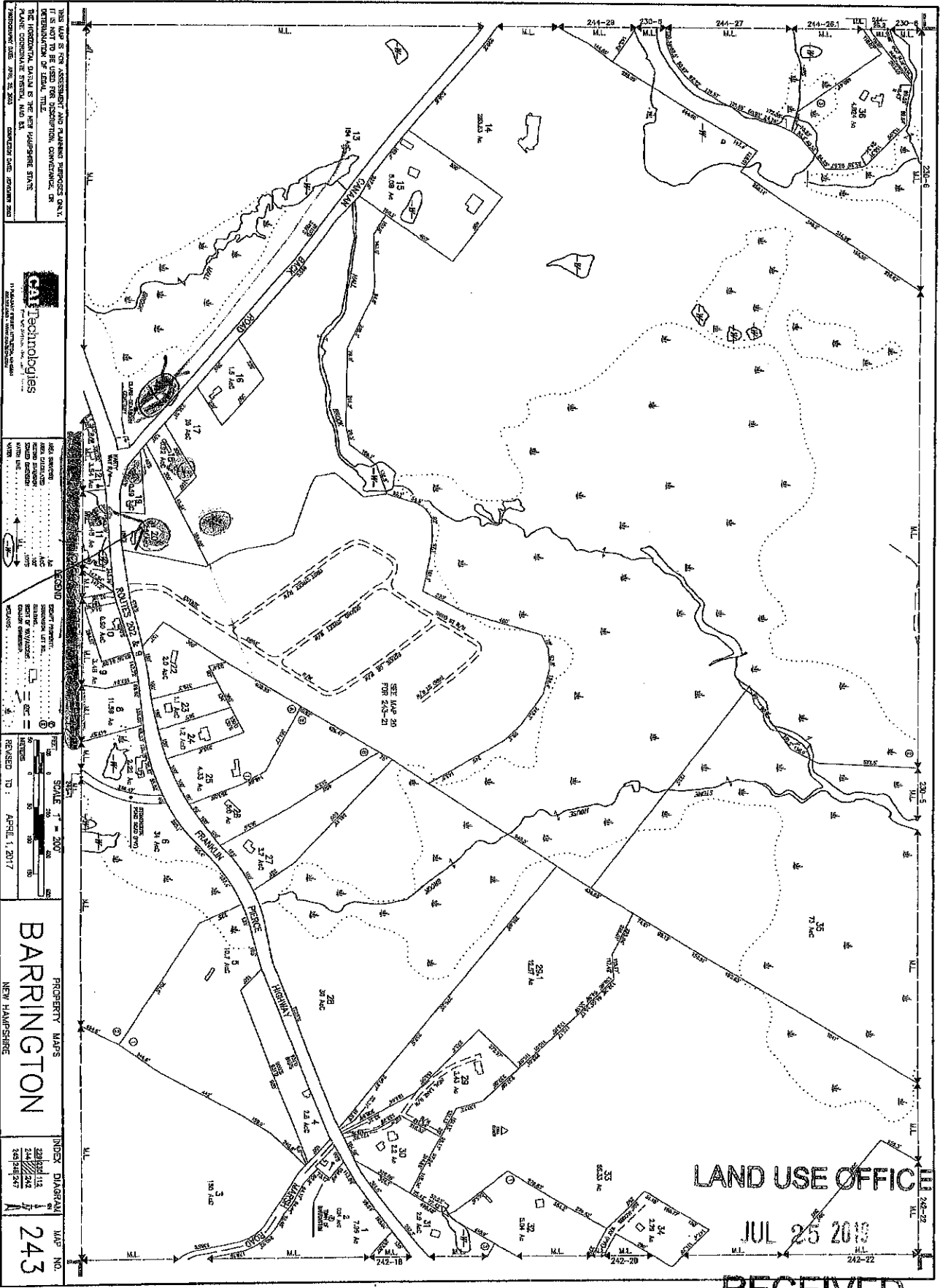
Parcel Number	GIS Number	Cama Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip
243-0021	020-0001-0000	020-0001	23 ESTATE DR	SWEET STACY		23 ESTATE DR	BARRINGTON	NH	03825
243-0021	020-0001-000A	020-0001-000A	17 ESTATE DR	WENTWORTH REGINALD L	JESSICAL	17 ESTATE DR	BARRINGTON	NH	03825
3-0021	020-0002-0000	020-0002	29 ESTATE DR	WILLIS ELIZABETH E		9 UNION ST	NEWPORT	NH	03773
243-0021	020-0003-0000	020-0003	37 ESTATE DR	GIROUARD THOMAS & LINDA		37 ESTATE DR	BARRINGTON	NH	03825
243-0021	020-0004-0000	020-0004	43 ESTATE DR	LEATHERS DAVID A & LINDA J		43 ESTATE DR	BARRINGTON	NH	03825
243-0021	020-0006-0000	020-0006	11 FIRST ST	MACDONALD DONNAL		11 FIRST ST	BARRINGTON	NH	03825
243-0021	020-0005-0000	020-0005	5 FIRST ST	SANTOS DEBRA E		5 FIRST ST	BARRINGTON	NH	03825
243-0021	020-0023-0000	020-0023	56 ESTATE DR	TOYS MANUFACTUR ED HOUSING		15 NASHOBA DR	ROCHESTER	NH	03867
-0021	020-0022-0000	020-0022	44 ESTATE DR	WESTON TERRIL		44 ESTATE DR	BARRINGTON	NH	03825
243-0021	020-0021-0000	020-0021	36 ESTATE DR	BOURGEOIS GEORGE A		36 ESTATE DR	BARRINGTON	NH	03825
243-0021	020-0020-0000	020-0000	26 ESTATE DR	DENTREMON T ROBERT & SANDRA		26 ESTATE DR	BARRINGTON	NH	03825
243-0021	020-0020-000A	020-000A	20 ESTATE DR	CHITTUM SHEILA & ROY		20 ESTATE DR	BARRINGTON	NH	03825
243-0011	243-0011	243-0011	1890 FRANKLIN PIERCE HWY	TREFETHEN PAMELA		76 STADIG RD	BARRINGTON	NH	03825
243-0013	243-0013	243-0013	87 CANAAN BACK RD	BOODEY PHILIP & KAREN	TRS REV LIV TR	55 OLD SETTLERS RD	BARRINGTON	NH	03825

243-0017	243-0017	243-0017	CANAAN BACK RD	WILLIAMS ROGER D & CARLA C	84 CANAAN BACK RD	BARRINGTON NH	03825
243-0018	243-0018	243-0018	12 CANAAN BACK RD	WILLIAMS ROGER D & CARLA C	84 CANAAN BACK RD	BARRINGTON NH	03825
243-0019	243-0019	243-0019	1907 FRANKLIN PIERCE HWY	CANAAN CHAPEL ASSOC	55 OLD SETTLERS RD	BARRINGTON NH	03825
243-0021	243-0021	243-0021	FRANKLIN PIERCE HWY	TOYS MANUFACTUR ED HOUSING	15 NASHOBA DR	ROCHESTER NH	03867

LAND USE OFFICE

JUL 25 2019

RECEIVED



THIS MAP IS FOR ASSESSMENT AND PLANNING PURPOSES ONLY. IT IS NOT TO BE USED FOR DISPOSITION, CONVEYANCE, OR DETERMINATION OF LEGAL TITLE. THE HORIZONTAL DATA IS THE NEW HAMPSHIRE STATE PLANNING CONVENTIONAL SYSTEM AND IS CORRECTED TO THE YEAR 2000. COMPILED DATE: FEBRUARY 2000.



**LEGEND**  
 ROAD CENTERLINE  
 ROAD CENTERLINE WITH SHOULDER  
 ROAD CENTERLINE WITH SHOULDER AND SIDEWALK  
 ROAD CENTERLINE WITH SHOULDER AND SIDEWALK AND BIKEWAY  
 ROAD CENTERLINE WITH SHOULDER AND SIDEWALK AND BIKEWAY AND TRAIL

**SCALE**  
 1" = 300'  
 REVISION TO: APRIL 1, 2017

**PROPERTY MAPS**  
**BARRINGTON**  
 NEW HAMPSHIRE

**INDEX DIAGRAM**  
 MAP NO. **243**

*1897 Franklin Pierce Highway mobile home location*

LAND USE OFFICE

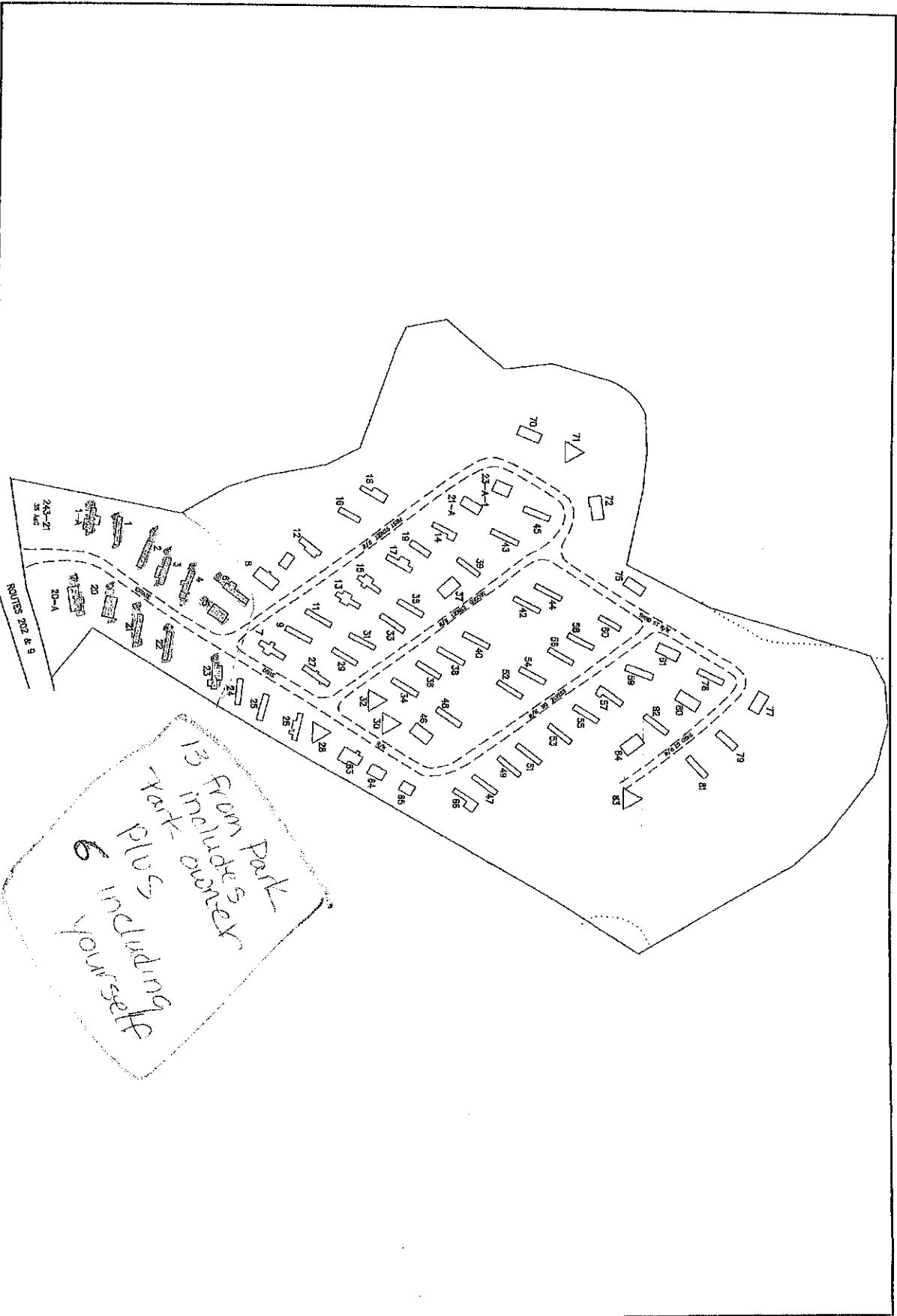
JUL 25 2018

RECEIVED

THIS MAP IS FOR ASSESSMENT AND PLANNING PURPOSES ONLY. IT IS NOT TO BE USED FOR DESCRIPTIVE, CONTRACTIVE OR OPERATIONAL PURPOSES. THE INFORMATION ON THIS MAP IS THE PROPERTY OF THE NEW HAMPSHIRE STATE POLICE COMMUNITY SERVICE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



**KEY:**  
 1. 1/4" = 100' SCALE  
 2. 1/4" = 100' SCALE  
 3. 1/4" = 100' SCALE  
 4. 1/4" = 100' SCALE  
 5. 1/4" = 100' SCALE  
 6. 1/4" = 100' SCALE  
 7. 1/4" = 100' SCALE  
 8. 1/4" = 100' SCALE  
 9. 1/4" = 100' SCALE  
 10. 1/4" = 100' SCALE  
 11. 1/4" = 100' SCALE  
 12. 1/4" = 100' SCALE  
 13. 1/4" = 100' SCALE  
 14. 1/4" = 100' SCALE  
 15. 1/4" = 100' SCALE  
 16. 1/4" = 100' SCALE  
 17. 1/4" = 100' SCALE  
 18. 1/4" = 100' SCALE  
 19. 1/4" = 100' SCALE  
 20. 1/4" = 100' SCALE  
 21. 1/4" = 100' SCALE  
 22. 1/4" = 100' SCALE  
 23. 1/4" = 100' SCALE  
 24. 1/4" = 100' SCALE  
 25. 1/4" = 100' SCALE  
 26. 1/4" = 100' SCALE  
 27. 1/4" = 100' SCALE  
 28. 1/4" = 100' SCALE  
 29. 1/4" = 100' SCALE  
 30. 1/4" = 100' SCALE  
 31. 1/4" = 100' SCALE  
 32. 1/4" = 100' SCALE  
 33. 1/4" = 100' SCALE  
 34. 1/4" = 100' SCALE  
 35. 1/4" = 100' SCALE  
 36. 1/4" = 100' SCALE  
 37. 1/4" = 100' SCALE  
 38. 1/4" = 100' SCALE  
 39. 1/4" = 100' SCALE  
 40. 1/4" = 100' SCALE  
 41. 1/4" = 100' SCALE  
 42. 1/4" = 100' SCALE  
 43. 1/4" = 100' SCALE  
 44. 1/4" = 100' SCALE  
 45. 1/4" = 100' SCALE  
 46. 1/4" = 100' SCALE  
 47. 1/4" = 100' SCALE  
 48. 1/4" = 100' SCALE  
 49. 1/4" = 100' SCALE  
 50. 1/4" = 100' SCALE  
 51. 1/4" = 100' SCALE  
 52. 1/4" = 100' SCALE  
 53. 1/4" = 100' SCALE  
 54. 1/4" = 100' SCALE  
 55. 1/4" = 100' SCALE  
 56. 1/4" = 100' SCALE  
 57. 1/4" = 100' SCALE  
 58. 1/4" = 100' SCALE  
 59. 1/4" = 100' SCALE  
 60. 1/4" = 100' SCALE  
 61. 1/4" = 100' SCALE  
 62. 1/4" = 100' SCALE  
 63. 1/4" = 100' SCALE  
 64. 1/4" = 100' SCALE  
 65. 1/4" = 100' SCALE  
 66. 1/4" = 100' SCALE  
 67. 1/4" = 100' SCALE  
 68. 1/4" = 100' SCALE  
 69. 1/4" = 100' SCALE  
 70. 1/4" = 100' SCALE  
 71. 1/4" = 100' SCALE  
 72. 1/4" = 100' SCALE  
 73. 1/4" = 100' SCALE  
 74. 1/4" = 100' SCALE  
 75. 1/4" = 100' SCALE  
 76. 1/4" = 100' SCALE  
 77. 1/4" = 100' SCALE  
 78. 1/4" = 100' SCALE  
 79. 1/4" = 100' SCALE  
 80. 1/4" = 100' SCALE  
 81. 1/4" = 100' SCALE  
 82. 1/4" = 100' SCALE  
 83. 1/4" = 100' SCALE  
 84. 1/4" = 100' SCALE  
 85. 1/4" = 100' SCALE  
 86. 1/4" = 100' SCALE  
 87. 1/4" = 100' SCALE  
 88. 1/4" = 100' SCALE  
 89. 1/4" = 100' SCALE  
 90. 1/4" = 100' SCALE  
 91. 1/4" = 100' SCALE  
 92. 1/4" = 100' SCALE  
 93. 1/4" = 100' SCALE  
 94. 1/4" = 100' SCALE  
 95. 1/4" = 100' SCALE  
 96. 1/4" = 100' SCALE  
 97. 1/4" = 100' SCALE  
 98. 1/4" = 100' SCALE  
 99. 1/4" = 100' SCALE  
 100. 1/4" = 100' SCALE



**SCALE:**  
 1" = 100'  
 1/4" = 100'

**BARRINGTON**  
 NEW HAMPSHIRE

**INDEX:**  
 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120