



Barrington Zoning Board of Adjustment Zoning Ordinance Variance and Special Exemption 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 April 1, 2019

Case No. 234-31+31.4-GR-19-ZBA Sp Exc

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.

- | Rec'd | Rec'd | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Zoning Board of Adjustment Application Checklist (<i>this form</i>) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. ZBA General Information (Article(s) and Section(s) of Ordinance) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Appeal and Decision |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Fees - \$150.00 Application <input checked="" type="checkbox"/>
\$ 75.00 Legal Notice <input type="checkbox"/>
\$ 7.00 per US Post Office Certified Letter <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Completed Project Application Form
<input type="checkbox"/> Variance <input checked="" type="checkbox"/> Special Exception <input type="checkbox"/> Appeal |
| <input type="checkbox"/> N/A | <input type="checkbox"/> | 6. Notarized Letter of Authorization (from property owner(s) if property owner did not sign the application form) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Project Narrative |
| <input type="checkbox"/> N/A | <input type="checkbox"/> | 8. HOA Approval (<i>if applicable</i>) |

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PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 234-31+31.4-GR-19-2BASpExc

Project Name Michael & Lisa McMahon

Location Address MEETINGHOUSE ROAD

Map and Lot TAX MAP 234, LOTS 31 & 31-4

Zoning District (Include Overlay District if Applicable) GENERAL RESIDENTIAL

Property Details:

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

Use: PROPOSED CONSERVATION SUBDIVISION

Number of Buildings: 13 Height: _____

Setbacks: Front 40 Back 20 Side 20 Side 20

Description of Request

Cite the Section of the Zoning Ordinance you are requesting a Variance or Special Exemption 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, SECTION 1.2 TO ALLOW A DRIVEWAY NOT ON THE PROPOSED FRONTAGE

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

THE APPLICANT IS PROPOSING A 13 LOT SUBDIVISION ON A LARGE PARCEL OF LAND. TO OBTAIN ACCESS FOR THREE OF THE LOTS, A SHARED DRIVEWAY IS NEEDED. THIS WILL NOT ONLY PROVIDE ACCESS TO THESE LOTS BUT WILL ALSO PREVENT DISTURBANCE WITHIN AN EXISTING WETLAND FOR DRIVEWAY CONSTRUCTION.

Barrington Zoning Ordinance Requirements:

TO HAVE YOUR OWN DRIVEWAY IN A MUTAL BOUNDARY LINE EASEMENT, WITH NO DRIVEWAY FRONTAGE FOR TWO LOTS.

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

THE REQUEST IS TO HAVE A SHARED ACCESS POINT AND NO DRIVEWAY FRONTAGE FOR TWO LOTS.

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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 Exemption 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.

NO REDUCTION IN PROPERTY VALUES WILL BE SEEN AS A RESULT OF A SHARED DRIVEWAY TO ACCESS THE THREE LOTS.

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

NO FURTHER RISK OF FIRE, EXPLOSION OR RELEASE OF TOXIC MATERIALS WILL OCCURE AS A RESULT OF THIS SHARED DRIVEWAY

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

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THE REQUEST IS SPECIFICALLY REQUESTED TO REDUCE THE IMPACTS OF CONSTRUCTION AROUND THE EXISTING WETLANDS

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

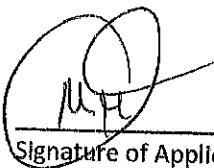
NO ADDITIONAL DEMAND WILL BE PLACED ON THE TOWN AS A RESULT OF THIS SHARED DRIVEWAY.

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.

THE SHARED ACCESS WILL NOT HAVE AN DEGRADATION ON EXISTING SURFACE OR GROUND WATER QUALITY STANDARDS AND WILL HAVE NO ADVERSE AFFECTS ON NATURAL RESOURCES

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:

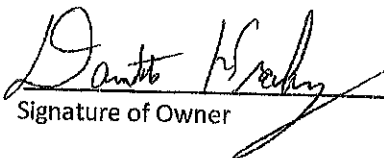
- 1. Front, side, or rear yards in excess of the minimum requirements of this Ordinance.
- 2. Screening of the premises from the street or adjacent property by walls, fences, or other devices.
- 3. Limitations on the size of buildings and other structures more stringent than minimum or maximum requirements 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

3-28-19

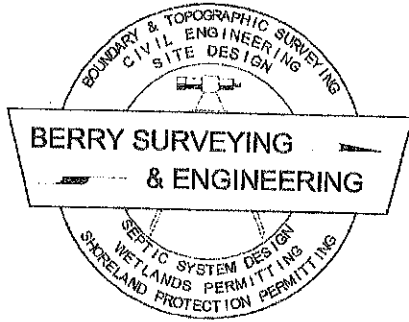
Date



Signature of Owner

Date

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BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

March 28, 2019

Barrington Planning Board
Attention: Marcia Gasses Town Planner
PO Box 660
333 Calef Highway
Barrington, NH 03825

RE: Conservation Subdivision Review
Mike and Lisa McMahon
Donetta Haley
Tax Map 234, Lots 31 & 31-4

Madam Chair and Members of the Barrington Zoning Board of Adjustments,

On Behalf of Michael and Lisa McMahon and Donetta Haley, Berry Surveying & Engineering (BS&E) is applying for a special exception to Article 4, Section 1.2 to permit 3 subdivision lots to be created with a shared driveway entrance and easement.

Enclosed please find copies of the application form and the proposed subdivision that is being proposed by the McMahons. The applicant is proposing to subdivide Lots 31 & 31-4 into a 13 lot conservation subdivision. A wetland spans across the frontage of three of the proposed lots. The shared driveway is proposed in order to limit disturbance and negate the need for wetland disturbance in order to access 3 of the lots within the subdivision. The shared driveway will intersect Meetinghouse Road on proposed lot 31-14. From there it will wrap around the backside of the wetland and provide access to lots 31-14, 31-15 & 31-16.

Thank you for your time and attention to this matter. We hope you look favorably upon these two requests.

BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

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PROJECT PHOTOS
 FOR LANDS OF
 MICHAEL & LISA MCMAHON
 AND DONETTA HALEY
 MEETINGHOUSE ROAD
 TAX MAP 234, LOTS 25, 31 & 31-4
 SHARED DRIVEWAY

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT RD.
 BARRINGTON, N.H. 03303
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SCALE : NONE

DATE: MARCH 28, 2019

FILE NO. : DB 2017 - 002

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