



# 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 8/16/21 Case No. 270-243-273-49-GR-21-ZBAVar  
Owner Anthony & Janis Serra  
Mailing Address 44 Meadowbrook Rd, Barrington, NH  
Phone 603-868-5034 Email als100nh@yahoo.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'	Rec'
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- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <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 checked="" type="checkbox"/><br>\$ 75.00 Legal Notice <input checked="" type="checkbox"/><br>\$ 7.00 per US Post Office Certified Letter <input checked="" type="checkbox"/> |
| <input checked="" 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 checked="" 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   |

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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 Aruine  
Staff Signature

8/25/2021  
Date

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**Land Use Department**  
**Town of Barrington; 333 Calef Highway; Barrington, NH 03825**  
mgasses@barrington.nh.gov Phone: 603.664.5798

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PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 270-243\_273-49-GR-21-ZBALAN

Project Name Meadowbrook Village

Location Address 44 Meadowbrook Drive

Map and Lot Map 270 / Lots 2 & 3 & Map 273 / Lot 49

Zoning District (Include Overlay District if Applicable) General Residential

Property Details:

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

Use: Open Space Residential

Number of Buildings: 1 Height: \_\_\_\_\_

Setbacks: Front 25' Back 33.7' Side 20' Side 20'

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 6.2.6 - Conservation Subdivision Perimeter Buffer.

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

Intent of this project is to create an open-space residential subdivision containing 11-single-family homes on a 58.9 acre parcel.

Barrington Zoning Ordinance Requirements:

Article 6.2.6 - Perimeter Buffer requiring a perimeter buffer of 100' around entire tract of a Conservation Subdivision.

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

Applicant is requesting the perimeter buffer be eliminated for the proposed lot containing the existing house. Perimeter buffer would remain for all other houses in the proposed Conservation Subdivision.

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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.

Existing house is located 34' from rear property line of a 58.9 acre parcel. Sufficient landscaping exists to screen existing house from abutting homes.

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

The intent of the ordinance is to provide screening to abutting properties from the conservation subdivision. The requested variance is for the existing house only which has sufficient landscaping for screening.

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

The variance is only for the existing house lot which is sufficiently screened from the abutting properties, therefore we don't anticipate any diminution in property values.

- 4. Granting of the variance would do substantial justice.

Granting the variance allows applicant to construct a Conservation Subdivision thereby protecting 42 acres of environmentally sensitive area while keeping the existing house.

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

Granting the variance allows the applicant to keep the existing house which will meet all other setback requirements and will therefore 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.

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

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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.

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**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.

Sammy W. Lim For Applicant 8/24/21  
Signature of Applicant Date

Sammy W. Lim For Owner 8/24/21  
Signature of Owner Date

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## SITE / CONTEXT PHOTOS

Using Guidelines Below

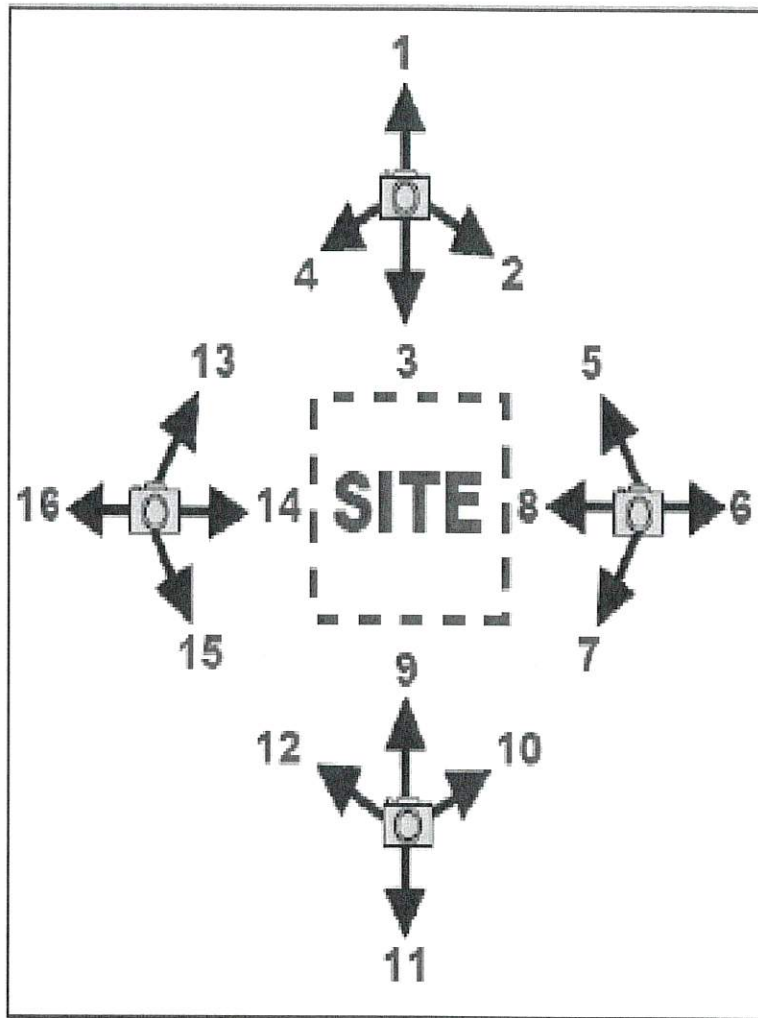
Provide color photographs showing the site and surrounding buildings/properties in order to provide staff, boards and commissions with a visual impression of the current site conditions.

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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Letter of Authorization

I, Anthony Serra, 44 Meadowbrook Drive, Barrington, NH 03825, owner of property located in Barrington, NH, known as Tax Map 270, Lots 2 and 3 and Tax Map 273, Lot 49 do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 44 Meadowbrook Drive, Meadowbrook Drive and Two Mile Road in Barrington, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

*Michael Serra*  
Witness

*Anthony Serra*  
Anthony Serra

*11/10/20*  
Date

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JONES & BEACH  
ENGINEERS INC.



**Letter of Authorization**

I, Sal Ragonese, 21 Boylston St LLC, 18 Brush Hill Road, Merrimac, MA 01860, developer of property located in Barrington, NH, known as Tax Map 270, Lots 2 and 3 and Tax Map 273, Lot 49 do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 44 Meadowbrook Drive, Meadowbrook Drive and Two Mile Road in Barrington, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Witness



Sal Ragonese

21 Boylston St LLC

21 Boylston St LLC

11/10/2020

Date

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JONES & BEACH  
ENGINEERS INC.



# 100 foot Abutters List Report

Barrington, NH  
August 16, 2021

## Subject Properties:

Parcel Number: 270-0002  
CAMA Number: 270-0002  
Property Address: MEADOWBROOK DR

Mailing Address: SERRA ANTHONY & JANIS  
44 MEADOWBROOK DR  
BARRINGTON, NH 03825

Parcel Number: 270-0003  
CAMA Number: 270-0003  
Property Address: 44 MEADOWBROOK DR

Mailing Address: SERRA ANTHONY & JANIS  
44 MEADOWBROOK DR  
BARRINGTON, NH 03825

Parcel Number: 273-0049  
CAMA Number: 273-0049  
Property Address: TWO MILE RD

Mailing Address: SERRA ANTHONY  
44 MEADOWBROOK DR  
BARRINGTON, NH 03825

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## Abutters:

Parcel Number: 270-0001  
CAMA Number: 270-0001  
Property Address: 33 MEADOWBROOK DR

Mailing Address: KINGHORN JEFFREY & DEBORAH TRS  
REV LIV TR  
33 MEADOWBROOK DR  
BARRINGTON, NH 03825

Parcel Number: 270-0004  
CAMA Number: 270-0004  
Property Address: 28 MEADOWBROOK DR

Mailing Address: WAKEMAN KENNETH & PATRICIA  
28 MEADOWBROOK DR  
BARRINGTON, NH 03825

Parcel Number: 270-0005  
CAMA Number: 270-0005  
Property Address: 22 MEADOWBROOK DR

Mailing Address: CHASE EDWARD W & SUSAN  
22 MEADOWBROOK DR  
BARRINGTON, NH 03825

Parcel Number: 270-0012  
CAMA Number: 270-0012  
Property Address: 17 HICKORY LN

Mailing Address: GEOFFRION ALBERT O JR GEOFFRION  
ELIZABETH  
17 HICKORY LN  
BARRINGTON, NH 03825

Parcel Number: 270-0013  
CAMA Number: 270-0013  
Property Address: 16 HICKORY LN

Mailing Address: GRAVES STEPHEN & MANDY  
16 HICKORY LN  
BARRINGTON, NH 03825

Parcel Number: 270-0017  
CAMA Number: 270-0017  
Property Address: 83 OLD CONCORD TPK

Mailing Address: SLATTERY & DUMONT LLC  
66 OLD CONCORD TPK UNIT 10  
BARRINGTON, NH 03825

Parcel Number: 270-0019  
CAMA Number: 270-0019  
Property Address: 95 OLD CONCORD TPK

Mailing Address: BROUSE WILLIAM H & KATHLEEN E  
95 OLD CONCORD TPK  
BARRINGTON, NH 03825

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August 16, 2021

Parcel Number: 270-0026  
CAMA Number: 270-0026  
Property Address: 135 OLD CONCORD TPK

Mailing Address: BURGESS ERIC H  
125 POINT TRINITY DR  
STRAFFORD, NH 03884

Parcel Number: 270-0026-0001  
CAMA Number: 270-0026-0001  
Property Address: OLD CONCORD TPK

Mailing Address: NESTER JOHN & JUDITH  
8 THAYER RD  
KINGSTON, NH 03848

Parcel Number: 270-0028  
CAMA Number: 270-0028  
Property Address: GLASS LN

Mailing Address: WILSON KODY PEIRCE MELISSA  
1 ASHLEY DRIVE  
NEWTON, NH 03858

Parcel Number: 270-0029  
CAMA Number: 270-0029  
Property Address: 49 GLASS LN

Mailing Address: SHARPLES PHILIP & DAINA ANDERS  
PO BOX 756  
BARRINGTON, NH 03825

Parcel Number: 270-0030  
CAMA Number: 270-0030  
Property Address: 51 GLASS LN

Mailing Address: QUINN PAMELA  
51 GLASS LN  
BARRINGTON, NH 03825

Parcel Number: 271-0012  
CAMA Number: 271-0012  
Property Address: 23 MEADOWBROOK DR

Mailing Address: MATHSON MARGARET L  
23 MEADOWBROOK DR  
BARRINGTON, NH 03825

Parcel Number: 273-0001  
CAMA Number: 273-0001  
Property Address: 43 MEADOWBROOK DR

Mailing Address: RISSO ANGELINA DORANDI DARCY  
43 MEADOWBROOK DR  
BARRINGTON, NH 03825

Parcel Number: 273-0036  
CAMA Number: 273-0036  
Property Address: 228 STEPPING STONES RD

Mailing Address: LOCKE BARBARA A  
228 STEPPING STONES RD  
BARRINGTON, NH 03825

Parcel Number: 273-0042  
CAMA Number: 273-0042  
Property Address: 48 CANDLESTICK LN

Mailing Address: GUILLEMETTE ERIC  
48 CANDLESTICK LN  
BARRINGTON, NH 03825

Parcel Number: 273-0043  
CAMA Number: 273-0043  
Property Address: 44 CANDLESTICK LN

Mailing Address: GAGNE JANET A GORSKI RICHARD  
44 CANDLESTICK LN  
BARRINGTON, NH 03825

Parcel Number: 273-0044  
CAMA Number: 273-0044  
Property Address: 34 CANDLESTICK LN

Mailing Address: CASTIGLIONI, ERIC KULBACKI LINDSAY  
34 CANDLESTICK LANE  
BARRINGTON, NH 03825

Parcel Number: 273-0045  
CAMA Number: 273-0045  
Property Address: 26 CANDLESTICK LN

Mailing Address: ARSENAULT JEREMY & HALEY  
26 CANDLESTICK LN  
BARRINGTON, NH 03825

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# 100 foot Abutters List Report

Barrington, NH  
August 16, 2021

Parcel Number: 273-0046  
CAMA Number: 273-0046  
Property Address: 14 CANDLESTICK LN

Mailing Address: PLANTE JESSICA R & SAMUEL R  
14 CANDLESTICK LN  
BARRINGTON, NH 03825

Parcel Number: 273-0047  
CAMA Number: 273-0047  
Property Address: 10 CANDLESTICK LN

Mailing Address: GOOGINS JONATHAN  
10 CANDLESTICK LN  
BARRINGTON, NH 03825

Parcel Number: 273-0048  
CAMA Number: 273-0048  
Property Address: 138 TWO MILE RD

Mailing Address: GAJEWSKI CATHERINE & GERARD TRS  
OF THE GAJEWSKI FAMILY REV  
138 TWO MILE RD  
BARRINGTON, NH 03825

Parcel Number: 273-0050  
CAMA Number: 273-0050  
Property Address: 63 GLASS LN

Mailing Address: HUMPHREYS JON P & TASHA L  
63 GLASS LN  
BARRINGTON, NH 03825

JONES & BEACH ENGINEERS INC, ATTN. BARRY GIER, P.E., PO BOX 219, STRATHAM, NH 03885

21 BOYLSTON ST, LLC, ATTN. SAL RAGONESE, 18 BRUSH HILL RD, MERRIMAC, MA 01860

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