



# 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 11/23/2021

Case No. 216-1-GR/HCO-21-ZBAUan

Owner Marion Herman and Lorena Bassett - who have authorized Shane Carter, Buyer

Mailing Address 46 Hansonville Rd., Rochester, NH and 10719 Anderson Rd., Davisburg, WI

Phone 603-303-7206

Email scarter@ridgeviewconstruction.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'	
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	4. Fees - \$150.00 Application <input checked="" type="checkbox"/> \$ 75.00 Legal Notice <input checked="" type="checkbox"/> \$ 7.00 per US Post Office Certified Letter <input checked="" 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 checked="" type="checkbox"/>	<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

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- 8. HOA Approval (if applicable) *NA*
- 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:

<i>Barbara Irvine</i>	<i>11-24-2021</i>
Staff Signature	Date

**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. 216-1-GR/HCO-21-ZBA Van

Project Name Noble Homes, LLC - Parker Mountain Road Herman & Bassett Subdivisi

Location Address Unnumbered Parker Mountain Road, Barrington, NH

Map and Lot Map 216 Lot 1

Zoning District (Include Overlay District if Applicable) General Residential, Hwy/Comm

Property Details:

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

Use: Residential

Number of Buildings: 1 per lot      Height: 35 feet per 4.1.1 Table 2

Setbacks: Front 40 per 4.1.1   Back 30 per 4.1.1   Side 30 per 4.1.1   Side 30 per 4.1.1

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:

4.1.2 Lot Frontage, permits lot access from side other than street frontage.

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

Due to the steep slopes and site lines for two of the three lots along Parker Mount  
access to Parker Mountain Road from these lot's frontage would be inconsistent wit  
protecting the safety, health and welfare of the public, both future owners and moto

Barrington Zoning Ordinance Requirements:

The Ordinance, section 4.1.2 requires the lot's frontage be the means of access  
property unless the Special Exception sought is granted.

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

Approve the Special Exception permitted by 4.1.2 to permit the access to two of  
lots along Parker Mountain Road to be accessed by their side lot line and a shared dr  
with a single entrance on Parker Mountain Road for the safety of owners and motorist

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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.

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

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

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

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

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**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.

**The location of the single driveway will minimize the potential for motorvehicle accidents and will therefore either not affect or improve neighboring property values.**

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

**The siting of a single driveway will minimize to the greatest degree possible the potential for motorvehicle accidents and any hazard from fire, explosion or release of toxic materials.**

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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.

**The focus of the requested Special Exception is to avoid traffic safety hazards in the area of this property by permitting the residents ingress and egress in the safest manner.**

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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.

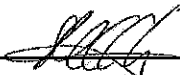
**The ancillary impact of the requested Special Exception will be the minimization of need for police, fire and EMS services by minimizing the potential for traffic accidents.**

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.

**Granting this Special Exception will result on focusing driveway runoff in a single area furthest from the nearest waterbody, rather than having three separate runoff points.**

**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

11/23/2021  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

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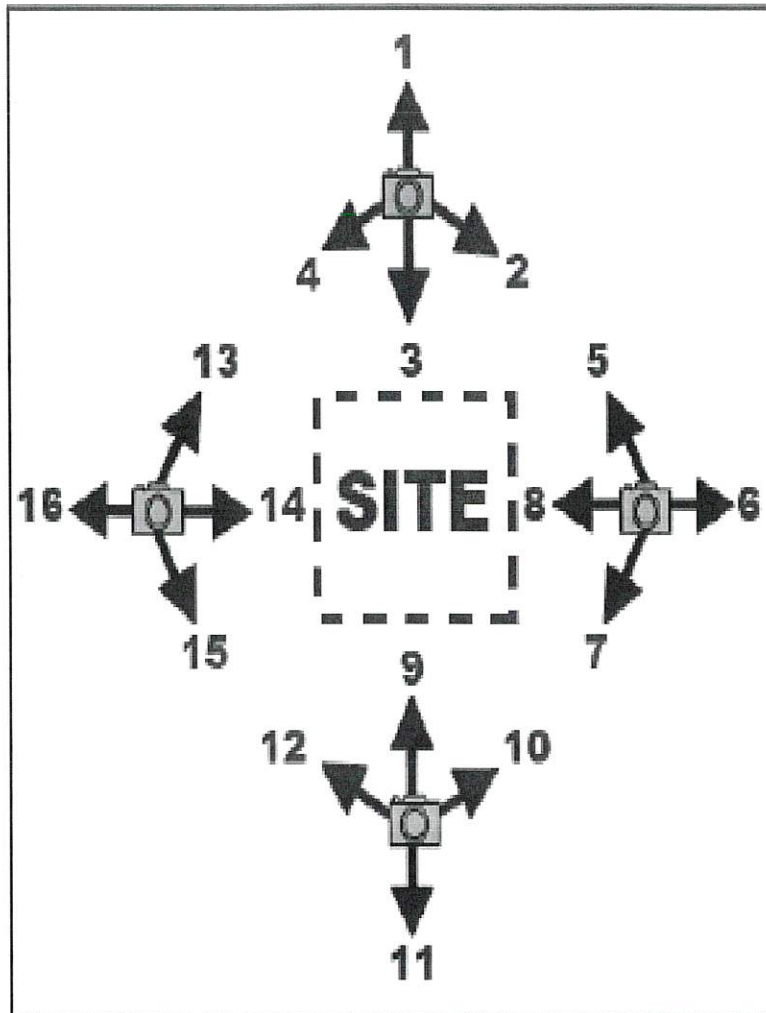
## SITE / CONTEXT PHOTOS

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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**Noble Homes, LLC  
Project Narrative**

Noble Homes, LLC, owned by Shane Carter, is a residential developer located in Deerfield, NH. Noble Homes has Tax Map 216 Lot 1 under agreement for purchase and plans to close shortly. The parcel is currently owned by Marrion Herman & Lorena Bassett of Rochester, NH. Noble Homes is proposing to subdivide the existing parcel of 10+ acres with over 800' of frontage on Rte. 126 into three parcels with one common driveway. All three parcels with have sufficient area and frontage to meet zoning requirements. Although NHDOT District 6 has informed us that there are three available curb cuts for this property, the builder does not feel there are three locations that can safely access Rte. 126 due to steep slopes and poor sight lines. To safely access Rte. 126, we are showing the common driveway running parallel to Rte. 126 along lots 1 & 2 and accessing Rte. 126 via one curb cut along the frontage of lot 3 for all three parcels. This location will have the required 400' of all season sight line and be over 150' from the Isinglass River, allowing the builder to manage the stormwater runoff from these driveways prior to making it to Isinglass River. The Special Exception we are requesting is to allow a parcels access to the property via a location other than the frontage as required.

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## LETTER OF AUTHORIZATION

"I, Marion Herman & Lorena Bassett, authorizes Shane Carter, (Noble Homes, LLC and/or assigns), Atty Steve Hyde (Atty for Shane Carter) and Scott Frankiewicz or representative of New Hampshire Land Consultants, PLLC, to represent all matters associated with the property I own on Parker Mtn Road (Rte. 126) known as Tax Map 216 Lot 1, in front of the Land Use Boards in Barrington, NH.

*Marion E. Herman* dotloop verified  
11/17/21 9:56 AM EST  
TFBD-2OMA-ALMM-FSIS

Signature (Marion Herman)

Date not necessary, it is in the  
signature

*Lorena M. Bassett* dotloop verified  
11/17/21 12:51 PM EST  
T7N9-CHGB-C6CE-JFBU

Signature (Lorena Bassett)

Date not necessary, it is in the  
signature

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**OWNER OF RECORD**

MARION HERMAN & LORENA BASSETT  
46 HANSONVILLE ROAD  
ROCHESTER, NH 03839

**APPLICANT**

NOBLE HOMES, LLC  
P.O. BOX 185  
DEERFIELD, NH 03037

**ABUTTERS**

BRIAN & JENNIFER MIDDAUGH  
15 BOULDER DRIVE  
BARRINGTON, NH 03825

FAIRWAY HEIGHT HOMEOWNERS  
P.O. BOX 341  
BARRINGTON, NH 03825

KENNETH NEWBURY  
27 BOULDER DRIVE  
BARRINGTON, NH 03825

CLAY & CHRISTINE DERRYBERRY  
35 BOULDER DRIVE  
BARRINGTON, NH 03825

MICHAEL O'CONNELL REV. TR. 2009  
36 OLD FRENCH MILL  
BARRINGTON, NH 03825

HILLARY BEDFORD PARKHURST  
4 PILOT ROCK LANE  
RIVERSIDE, CT 06878

MATTHEW ROY  
137 PARKER MTN ROAD  
BARRINGTON, NH 03825

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FRANKLIN RESOURCE GROUP  
88 STAGE COACH ROAD  
BARRINGTON, NH 03825

NHDOT  
P.O. BOX 483  
CONCORD, NH 03301

**PROFESSIONALS**

NEW HAMPSHIRE LAND CONSULTANTS  
683C FIRST NH TURNPIKE  
NORTHWOOD, NH 03261

WEST ENVIRONMENTAL  
48 STEVENS HILL ROAD  
NOTTINGHAM, NH 03290

STEVEN F. HYDE, ESQUIRE  
1 GREENLEAF WOODS DR., SUITE 102  
PORTSMOUTH, NH 03801

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**PICTURE 1**  
**DRIVEWAY LOCATION**

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PICTURE 2  
VIEW OF ISINGLASS FROM DRIVEWAY

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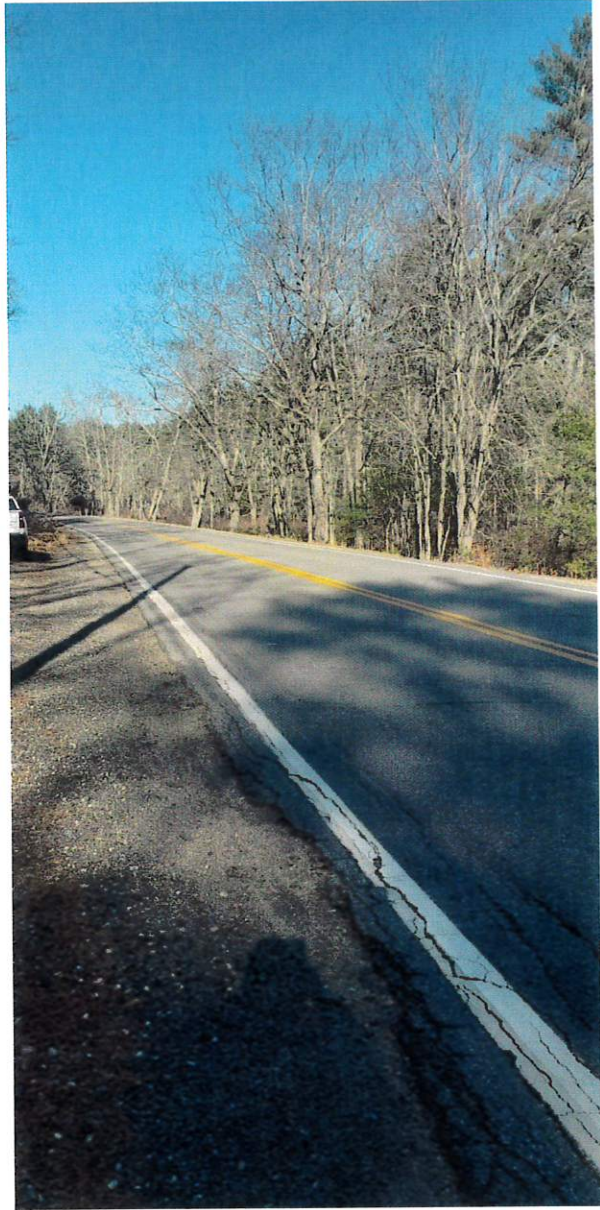


**PICTURE 3**  
**EAST VIEW FROM DRVIEWWAY**

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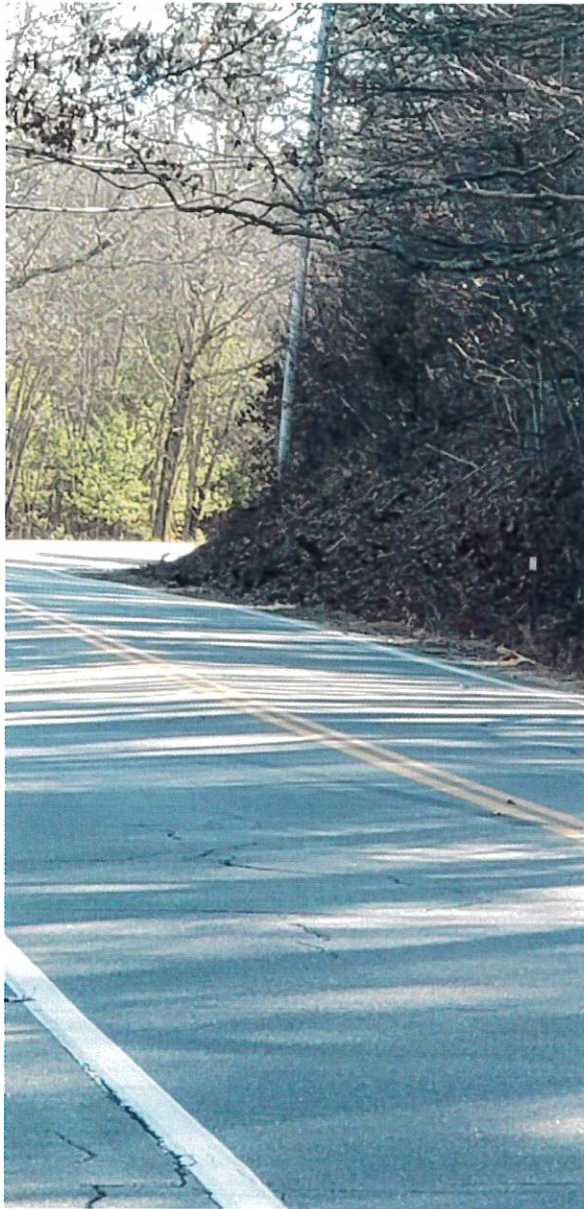


**PICTURE 4**  
**WEST VIEW FROM DRIVEWAY**

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**PICTURE 5**  
**SLOPE ALONG THE FRONTAGE OF RTE 126 (PARKER MTN ROAD)**

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