



FEEES:
Application \$150.00 Public Notice: 75.00 per submission
Abutters @ X \$7.00 each = Other

Total Received: \$ Cash Check#
Date Received

**SECTION 9.6 APPLICATION FOR SPECIAL PERMIT FOR CONSTRUCTION
IN WETLAND BUFFER
TOWN OF BARRINGTON
PO Box 660; 333 Calef Highway
Barrington, New Hampshire 03825**

A SPECIAL USE PERMIT allows the Town of Barrington to consider special uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a wetlands buffer in the Wetlands Protection District Overlay, but rather only by a special use permit. A public hearing is required.

Is the proposed use permitted by right in the appropriate base zoning district? (See Table 1, Table of Uses, located in the town zoning ordinance)

-If yes, then proceed with the below criteria for a Special Use Permit pursuant to Section 9.6.

-If, on the other hand, the proposed use requires a conditional use permit, a special exception, or a variance, you must obtain that permit or approval before seeking a Special Use Permit pursuant to Section 9.6.

This application applies only to uses proposed in the Wetlands Protection District Overlay that violate the required wetland buffer. There is a separate application for a Conditional Use Permit pursuant to Section 3.4, which is also available in the town Land Use Office.

Is the proposed use related to a Site Plan or Subdivision Application? Yes X No

Name of Project Astin / Gerard Lot Line Relocation

Address of Property 43 Liberty Lane

Tax Map 110 Lot 20 Zoning District(s) GR Overlay WPO Total Area of Site X

Name of Applicant/Agent Raymond Bisson, LLS of Stonewall Surveying

Mailing Address of Applicant/Agent PO Box 458, Barrington, NH 03825

Telephone: 603-664-3900 Email: StonewallSurveying@gmail.com

Name of Property Owner Christine Astin & Brett Astin

Mailing Address of Property Owner 43 Liberty Lane, Barrington, NH 03825

Telephone: 603-664-7738 Email: bcajj@metrocast.net

Letter of Authorization Provided X

Signature of Owner *Christine Astin* *Brett Astin*

Deed Provided X

Revised 5/22/13

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Describe in detail all existing uses and structures on the subject property (You may attach a separate typed sheet):

This is a residential property with house, chicken coop and greenhouse. Lots of Landscaping, gardens and varying vegetation.

The proposed coverage into the wetland buffer will be approximately 240 square feet with a total proposed coverage area of 830 square feet, all of which is contained within the existing tree line.

Describe in detail all proposed uses, structures, construction, or modifications requiring a Special Use Permit.

The proposed detached garage is for housing vehicles, yard & snow equipment and OHRV in an area where a temporary structure once stood. This area has crushed stone and a gravel/grass access path through the gate. We are asking for a 6.1 foot reduction in the wetland buffer to the proposed garage roof. My client is aging is looking to keep the garage close to the house and reduce the amount of driveway to maintain.

Describe in detail how the following standards of the Town of Barrington Zoning Ordinance under Section 9.6 "Special Permit for Construction in a Wetlands Buffer" have been satisfied by your proposal. (You may attach a separate sheet.)

1. The proposed use is in keeping with the intent and purposes set forth in the zoning ordinance as permitted in the base zoning district (See Table 1, Table of Uses, located in the zoning ordinance). If the base zoning district requires a conditional use permit or special exception for the proposed use, one must already have been obtained; or if the proposed use is not listed on the Table of Uses or is listed but not permitted, one must already have obtained a variance.

The proposed detached garage is an allowable use in the General Residential district and its placement reduces the impermeable surface and water runoff without impacting the existing leach field slopes. The proposal will have NO impact in the nearby wetland.

2. After a review of all reasonable alternatives, it is determined to be infeasible to place the proposed structure or use outside of the buffer zone.

After reviewing many options, the existing retaining wall, leach field and wetland buffer pose difficulties in the garage placement. The farther the garage is slide back into the yard creates a larger driveway and increases the impervious surface and the difficulties for owner to maintain. The driveway would still impact the wetland buffer, see exhibit #2 attached. Relocating the retaining wall and leach field is an unrealistic and unfair expense with potential damage to the leach field.

3. The proposed structure or use must be set back as far as possible from the delineated edge of the wetland or surface water.

The placement of the garage is as far as possible based upon the reasons stated above. The proposed location allows for some of the water to be redirected away from the wetland and reduces the direct impact to the wetland by the reduction of impervious surfaces. This area is also an existing disturbed area. The existing crushed stone would be removed and lawn replanted improving drainage.

4. Appropriate erosion control measures must be in place prior to and during construction.

Per plan note #9, required erosion control measures will be used during construction to contain soil run off.

5. Any disturbance to the surrounding buffer zone must be repaired and restored upon completion of construction.

All activities will be constructed within the existing tree line and fenced in area. No additional trees are being planned to be cut. The disturbed soil around the garage will be replanted with grass. See Attached Photo Sheet.

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6. All available mitigation measures to address changes in water quality and quantity be implemented, along with design and construction methods to minimize adverse impacts, if required by the Planning Board.

This is a minimal disturbance project with the disturbed area being lawn and crushed stone. There is nothing planned to have an impact on the wetland or the existing vegetation. Impervious surfaces proposed are as minimal as possible.

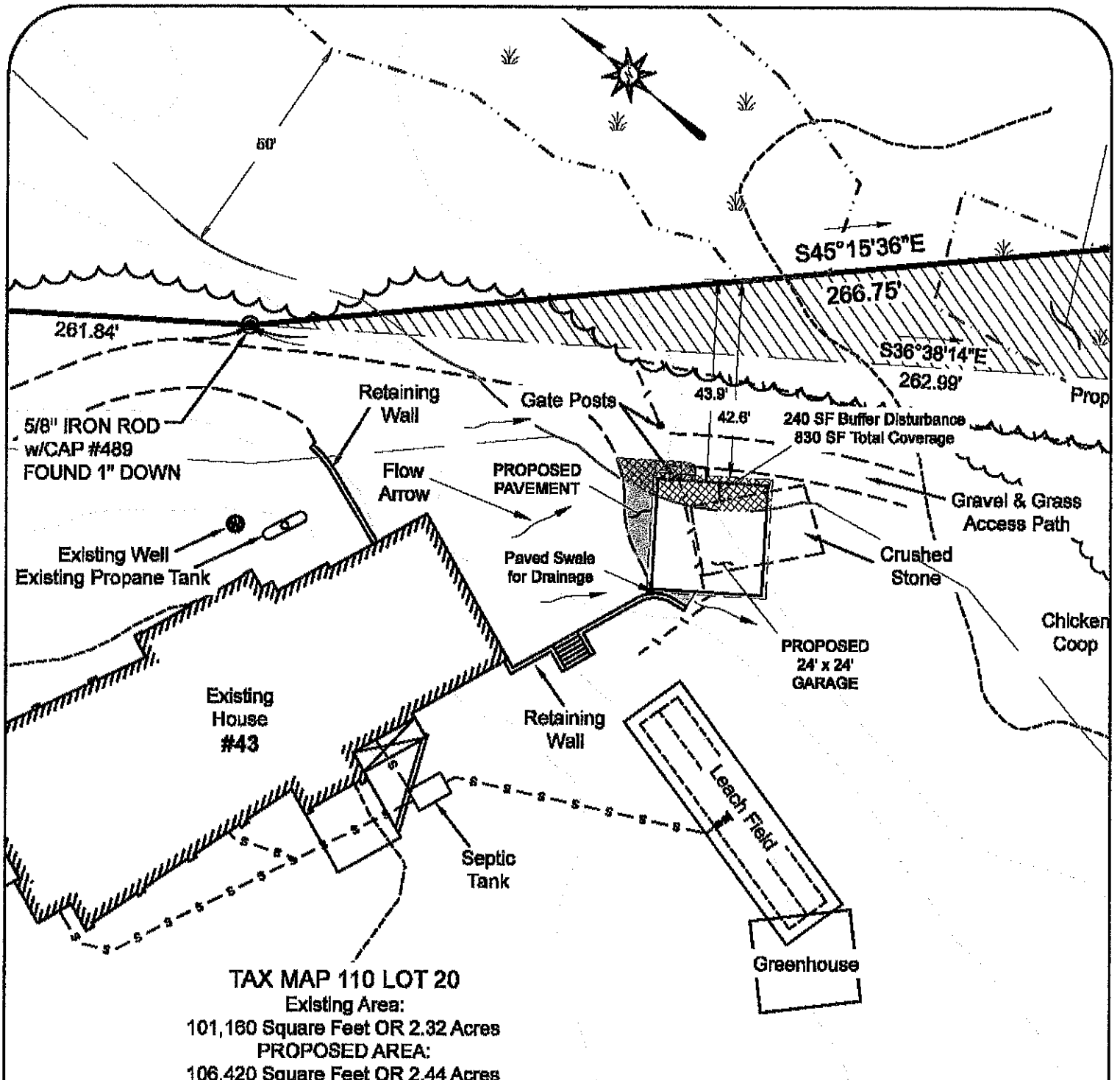
Statement of Assurance and Agreement:

I hereby certify that to the best of my knowledge this submitted application information is true and correct. All proposed development will be in conformance with the information contained on the application and in the approved plan as well as the provisions of the Town of Barrington ordinances and regulations.

The Owner/Agent, by filing an application, hereby grants permission for members of the Board and staff to enter onto the subject property for the purposes of this review.

<i>Raymond A. Bisson</i>	Dec. 20, 2022
Applicant/Agent Signature <i>[Signature]</i>	Date Dec. 20, 2022
Owner Signature <i>[Signature]</i>	Date Dec. 20, 2022
Owner Signature <i>Barbara Aruene</i>	Date <i>12/20/2022</i>
Staff Signature	Date

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TAX MAP 110 LOT 20
 Existing Area:
 101,160 Square Feet OR 2.32 Acres
PROPOSED AREA:
 106,420 Square Feet OR 2.44 Acres
 Proposed Contiguous Upland:
 100,650± Square Feet OR 2.31± Acres

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 Garden Area
 DEC 20 2022


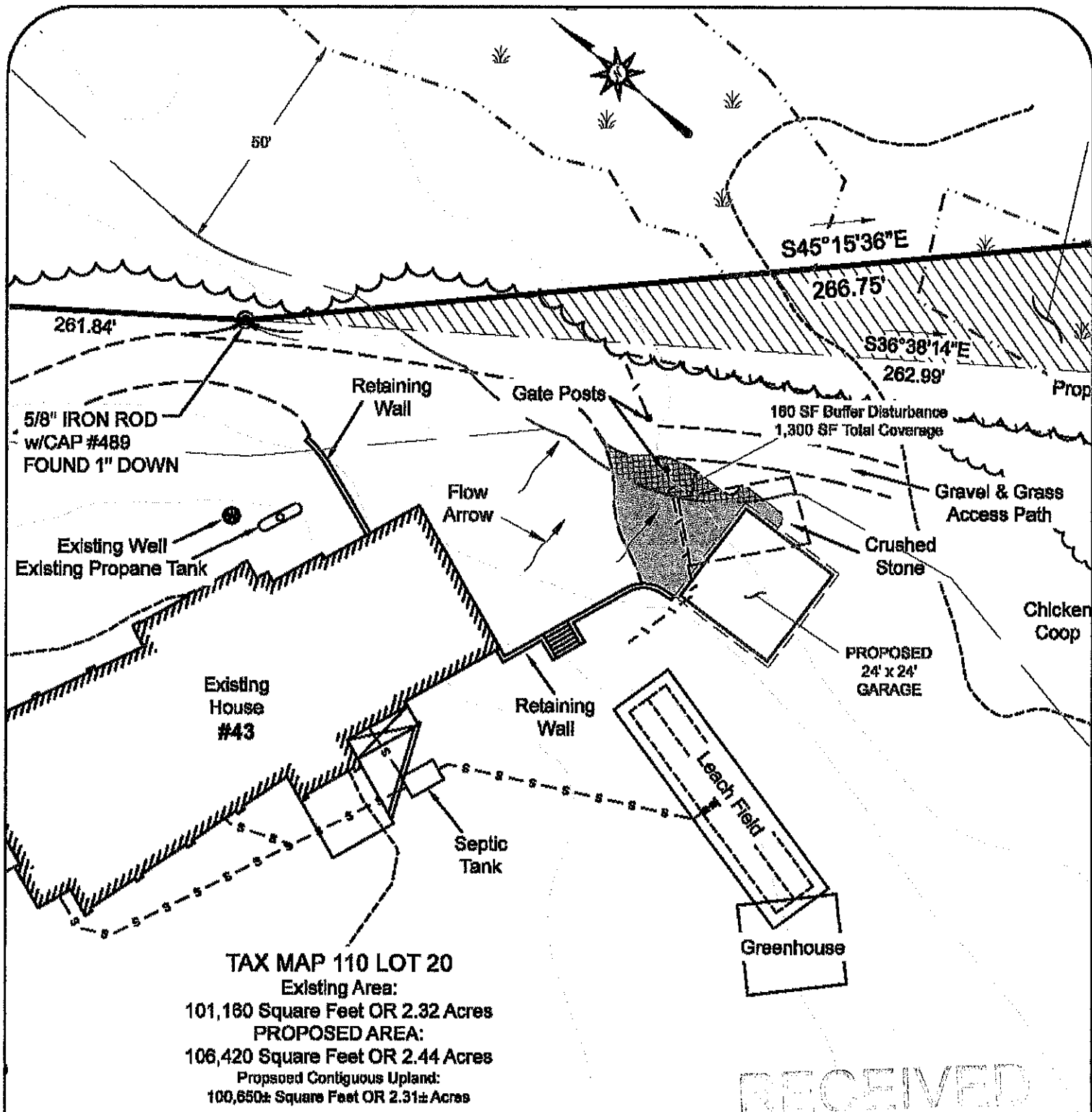
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Stonewall
 SURVEYING

EXHIBIT #1

Note: The purpose of this exhibit is to show the garage per Planning Board comment on December 6, 2022.



SCALE: 1" = 30'	TAX MAP/LOT # 110 / 20	PROJECT NO: 22045	DATE: 12/16/2022
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TAX MAP 110 LOT 20

Existing Area:

101,160 Square Feet OR 2.32 Acres

PROPOSED AREA:

106,420 Square Feet OR 2.44 Acres

Proposed Contiguous Upland:

100,650± Square Feet OR 2.31± Acres

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Garden Area

DEC 20 2022

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EXHIBIT #2

Note: The purpose of this exhibit is to show the garage per Planning Board comment on December 6, 2022.

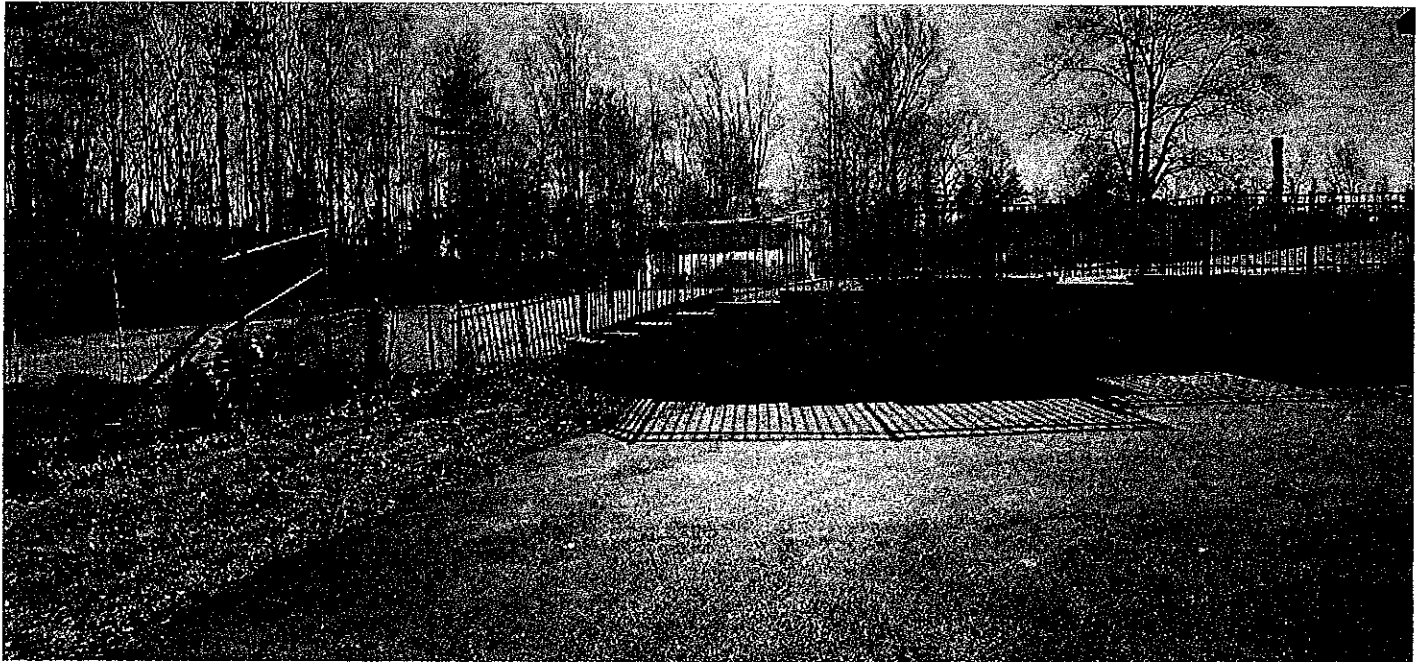
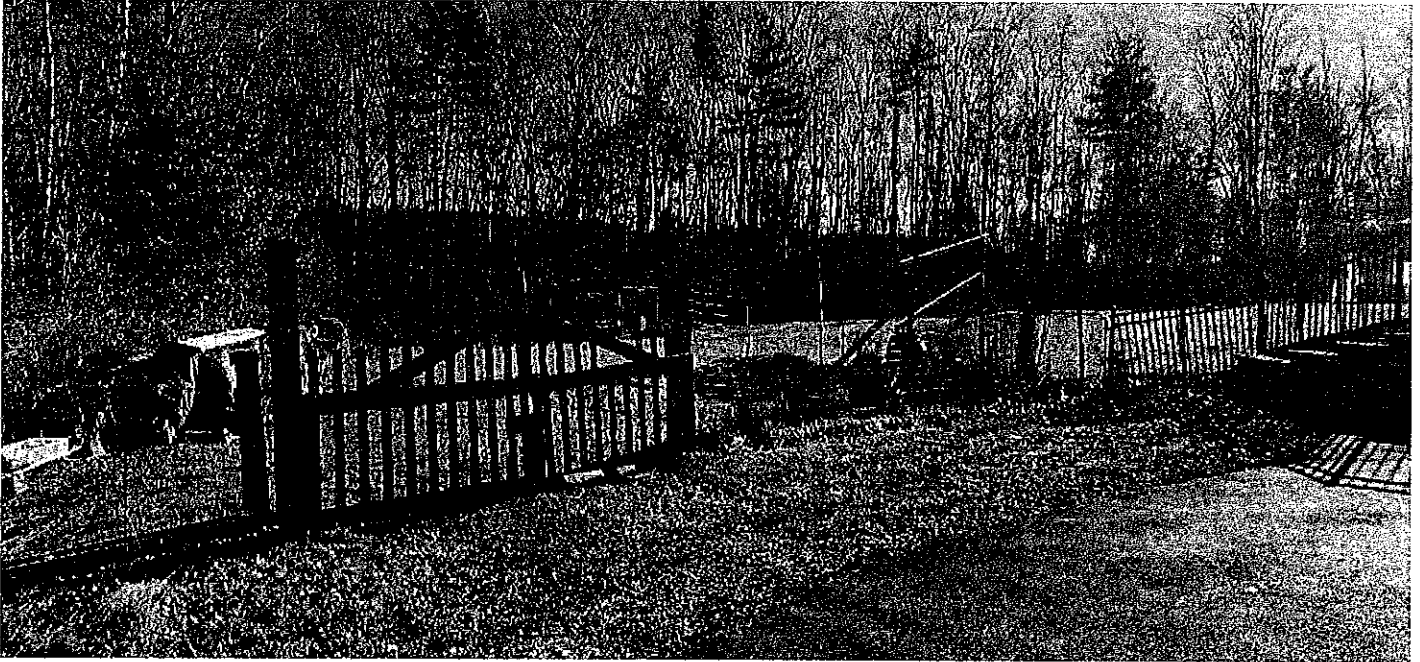


Stonewall
SURVEYING

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Astin Photo Sheet



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