

Project Application

Land Use Department

P.O. Box 660; 333 Calif Hwy, Barrington, NH 03825 ♦ Phone: 603-664-5798 ♦ Fax: 603-664-0188

118-4-GR-22-9.6 Permut
 Case Number: _____ Project Name: 9.6 Permut Date 9/22/2022

Staff Signature required PRIOR to submittal

PRELIMINARY APPLICATION: Preliminary Conceptual Review ___ Design Review ___ Development of Regional Impact ___

FORMAL APPLICATION:

Subdivision Type: Major ___ Minor ___ Conventional ___ Conservation ___
 Site Plan Review: Major ___ Minor ___
 Conditional Use Permit ___ Sign Permit ___ Boundary Line Adjustment ___ Special Permit
 Change of Use ___ Extension for Site Plan or Subdivision Completion ___
 Amendment to Subdivision/Site Plan Approval ___ Other ___

Project Name: WILSON - PROPOSAL FOR ADDITION Area (Acres or S.F) 11.85
 Project Address: 79 PHINNEY WAY
 Current Zoning District(s): GR Map(s) 118 Lot(s) 4
 Request: SPECIAL PERMIT 9.6

The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.
 All contacts for this project will be made through the Applicant listed below.

Owner: JOSEPH & CHERYL WILSON
 Company _____
 Phone: 235-8025 Fax: _____ E-mail: _____
 Address: 79 PHINNEY WAY BARRINGTON NH

Applicant (Contact): SAME AS OWNER
 Company _____
 Phone: _____ Fax: _____ E-mail: _____
 Address: _____

Developer: _____
 Company _____
 Phone: _____ Fax: _____ E-mail: _____
 Address: _____

Architect: _____
 Company _____
 Phone: _____ Fax: _____ E-mail: _____
 Address: _____

Engineer: AGENT CHARLIE ZILCH ~ SEC & ASSOC. INC
 Company SEC & ASSOC INC
 Phone: 382-5065 Fax: _____ E-mail: CHARLIE@SECSURVEYING.COM
 Address: PO BOX 1337 PLAINSTON NH 03865

Charlie Zilch (AGENT)
 Owner Signature _____ Applicant Signature _____
Barbara Truitt
 Staff Signature _____ Date _____

TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME WILSON - PROPOSAL ADDITION CASE FILE NUMBER _____

PROJECT LOCATION 79 PHINNEY WAY _____

DATE OF APPLICATION 9-22-22 _____

Property Details:

~~Single-Family~~ Residential Multi-Family Residential Commercial Industrial

Current Zoning: GR Lot Area Size 11.85

Setbacks: Front SEE ATTACHED PLAN & NARRATIVE Side _____ Rear _____

Parking Spaces Required: _____ Parking Spaces Provided: _____

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

SEE ATTACHED PLANS & NARRATIVE

S.E.C. & Associates, Inc.
Surveying & Engineering Consultants

September 22, 2022

Town of Barrington
Planning Board
333 Calef Highway
Po Box 660
Barrington, NH 03825

Re: Application for Special Permit 9.6
Joseph and Cheryl Wilson
Tax Lot 118-4
79 Phinney Way
Barrington, NH

Project Narrative

Dear Members of the Board,

Please find attached plans, applications, fees and all supporting documents for the above referenced special permit request. As the plans indicate, this is a proposal to construct an addition to the Wilsons primary residence located at 79 Phinney Way. The following is a brief description of the property and proposal.

The subject property is identified as tax map 118 lot 4 and is located on the south side of Swains Lake with a shared private access known as Phinney Way. This lot was originally 0.29 acres in size with 111' of Shoreland frontage. In December of 2021 an application for a lot line adjustment with abutting lot 256-2 was submitted and subsequently approved, increasing the size of the lot. This lot line adjustment added an additional 11.56 acres to the lot, increasing the lot size to 11.85 acres and added approximately 252' of shoreline frontage (113' contiguous and 139' non-contiguous). The original, now expanded lot supports the Wilson's 3 bedroom single family home served by its own onsite septic system and shared well. The existing dwelling is located approximately 41' from the lake and approximately 27' to the abutting westerly property line. The driveway enters at the rear (south side) of the home in the same area of the raised septic leachfield. There is a wetland located to the east of the home. This small pocketed, poorly drained forested wetland was delineated by our wetland scientist, Timothy Ferwerda and is located as shown on the plan. This wetland collects stormwater from the contributing slopes mostly to the south and east of the wetland. There is a channelized outflow on the north side of the wetland that makes it way to Swains Lake.

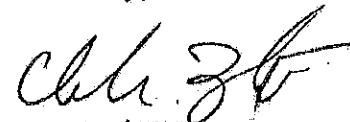
The proposal is to construct a two story, 1,236 sf addition to the home on the east side. This addition will contain an indoor swimming pool on the first

P.O. BOX 1337 * 185 PLAISTOW ROAD UNIT 2 * PLAISTOW, NH 03865
TEL: (603) 382-5065 EMAIL: SEC@SECSURVEYING.COM

S.E.C. & Associates, Inc.
Surveying & Engineering Consultants

floor and relocated master bedroom above. (There will be no increase in bedrooms) The addition is located in the only reasonable area available to support the expansion. As noted, the driveway and septic system are at the south of the dwelling and the westerly property line is quite close. The addition is proposed to be located at 53.7' from the shore of the lake (Variance granted) and 26.8' from the wetland area (Subject of this Special Permit). An NHDES Shoreland Permit was prepared, submitted and subsequently approved for this proposal. As you can see from the attached permit plans, much care and consideration has been taken to ensure that both the water quality of the lake and adjacent wetland are maintained. The proposal includes a specific construction sequence that calls for the implementation of erosion control prior to the start of construction and to be maintained throughout. To minimize impact from the increased impervious area, dripline, stone infiltration trenches will be installed to capture roof runoff adjacent to the addition. The grading in and around the addition is minimal and a short segment of retaining wall will be installed on the upslope (east side) to minimize site disturbance. All disturbed areas will be loamed and seeded and erosion control will remain in place until the site is stabilized. A wooded buffer of 15-20' will remain around the wetland. Please review the submitted material and if I can be of any additional assistance please do not hesitate to contact me at the number provided.

Sincerely,



Charlie Zilch
Project Manager



September 26, 2022

Joseph & Cheryl Wilson
PO Box 479
Barrington, NH 03825

Notice of Decision

Zoning Board of Adjustment Town of Barrington, New Hampshire

Case File Number: 118-4-GR-22-Var

Location: 79 Phinney Way
Map 118, Lot 4

At a regular scheduled and duly noticed meeting of the Barrington Zoning Board of Adjustment, on September 21, 2022, you are hereby notified that the appeal of Case File Number: 118-4-GR-22-Var for a Variance regarding section Article 11, Section 11.2 (1) District Defined of the Barrington Zoning Ordinance, the Board **GRANTED**, your request for a variance seeking relief from Article 11, Section 11.2 (2) District Defined to allow the section of 53.7' from the water where 75' of the Shoreline. The location is 79 Phinney Way, Map 118, Lot 4, on a 11.85-acre lot in the General Residential Zoning District, by the affirmation vote of at least three members of the Zoning Board of Adjustment.

Chairperson, Zoning Board of Adjustment

Date

A motion for rehearing may be made in the form of a letter to the Board. The motion must be made within 30 days; this 30-day time period shall be counted in calendar days beginning with the date following the date upon which the board voted to approve or disapprove the application in accordance with RSA 21:35. *Reference RSA 677:2*

This approval shall be valid if exercised within 2 years from the date of the final approval and shall not expire within 6 months after the resolution of a planning application filed in reliance upon this decision, as per RSA 674:33, IV.

Note: The selectman, any party to the action, or any person directly affected has the right to appeal this decision. See New Hampshire Revised Statutes Annotated, Chapter 677. This notice has been placed on file and made available for public inspection in the records of the ZBA. Copies of this notice have been distributed to the applicant, ZBA, Board of Selectmen, Town Clerk, Property Tax Assessor and the Town of Barrington website.

PLOT PLAN

S.E.C. & ASSOCIATES, INC.

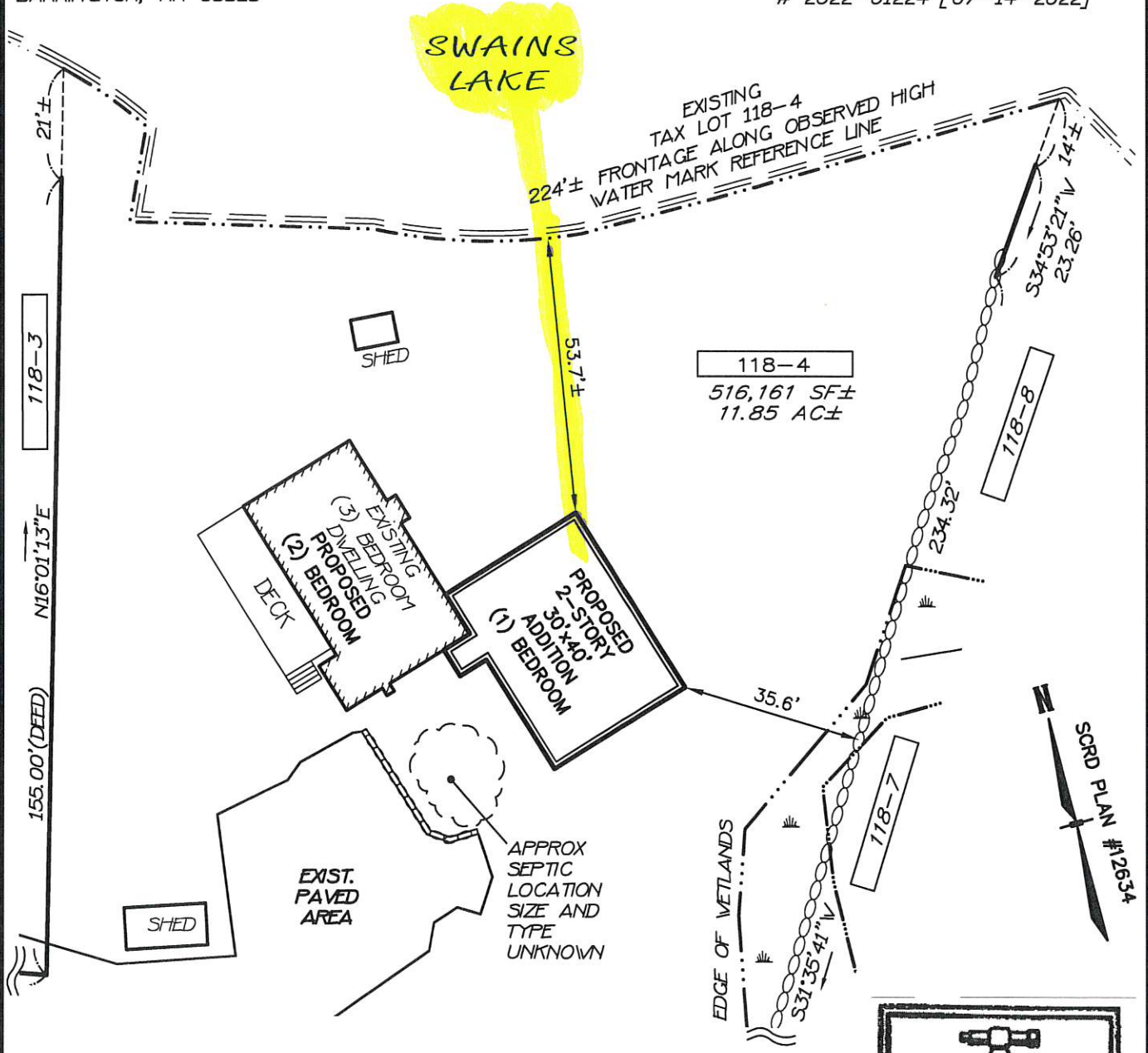
SURVEYING & ENGINEERING CONSULTANTS
 P.O. BOX 1337 - PLAISTOW, NH 03865 ☎ PHONE: (603)-382-5065
 ~ SERVING N.H. & MA. ~ EMAIL: SEC@SECSURVEYING.COM

OWNER OF RECORD:

JOSEPH & CHERYL WILSON
 P.O. BOX 479
 #79 PHINNEY WAY
 BARRINGTON, NH 03825

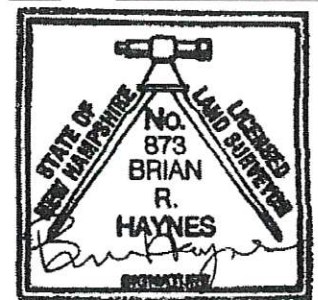
REFERENCES:

S. C.R.D. DEED BK.5025 PG.1026
 S. C.R.D. PLAN # 12634
 NHDES SHORELAND IMPACT PERMIT
 # 2022-01224 [07-14-2022]



TAX MAP 118 LOT 4

#79 PHINNEY WAY
 BARRINGTON, NEW HAMPSHIRE
 DATE: AUGUST 31, 2022 - SCALE: 1" = 30'
 ZONED: GENERAL RESIDENTIAL
 FRONT SETBACK: 40'
 SIDE / REAR SETBACK: 30'



S.E.C. & Associates, Inc.
Surveying & Engineering Consultants

Joseph & Cheryl Wilson
Tax Map 118 Lot 4
#79 Phinney Way, Barrington, NH

Site Photographs
(09-01-22)

Photo #1 Existing House - Northwest View

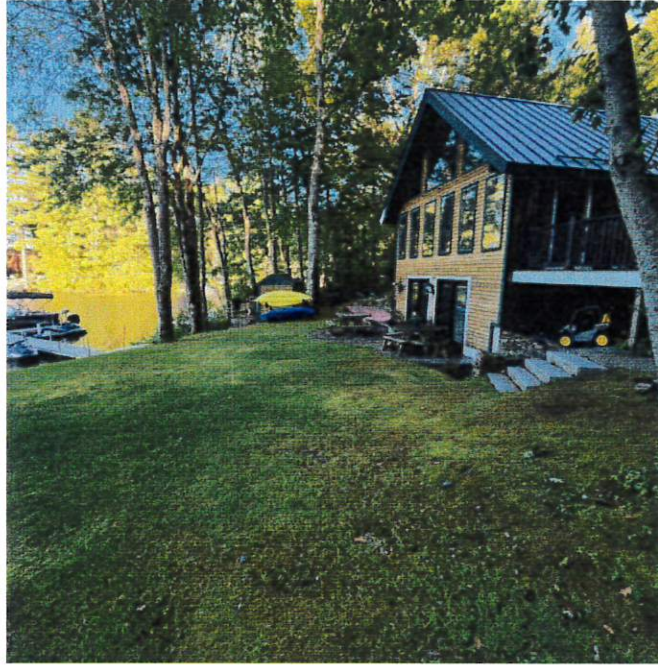


Photo #2 Existing House – Facing Swains Lake



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Photo #3 Existing House - Southwest View



Photo #4 Existing House - Southeast View



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