



# 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 8-20-2023 Case No. 226-50-4-NR-23 <sup>VAR</sup>  
Owner Daryl + Michelle Kelly  
Mailing Address 17 Coachman Dr, Barrington NH 03825  
Phone (603) 953-5780 Email wyominggirl1961@gmail.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 checked="" type="checkbox"/> | 2. ZBA General Information (Article(s) and Section(s) of Ordinance) <span style="float: right;">NR ZONE</span>  |
| <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>\$ 250.00 Legal Notice <input type="checkbox"/><br>\$ 8.00 per US Post Office Certified Letter <input type="checkbox"/> <span style="float: right;">\$440.00<br/>\$40.00</span> |
| <input type="checkbox"/> | <input 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) <span style="float: right;">N/A</span>  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Project Narrative  |

- 8. HOA Approval (if applicable) *N/A*
- 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 *N/A*
  - 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:

*Vanne Price* 9/16/2023  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Staff Signature Date

**Land Use Department**  
**Town of Barrington; 4 Signature Drive; Barrington, NH 03825**  
**vprice@barrington.nh.gov Phone: 603.664.5798**



PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. \_\_\_\_\_

Project Name \_\_\_\_\_

Location Address 17 Coachman Dr. Barrington NH 03825

Map and Lot 226-50-4

Zoning District (Include Overlay District if Applicable) NR

Property Details:

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

Use: \_\_\_\_\_

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

Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

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:

Requesting a variance from zoning ordinance relating to agriculture use, commercial keeping of farm animals.

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

The definition contained in the code is restrictive as we are keeping chickens, geese and goats (miniature nigerians) as pets and personal use only. The goats do not produce waste equal to horses and per research

Barrington Zoning Ordinance Requirements:

Square footage should be sufficient for

Requesting ~~Special Exception~~ <sup>Variance</sup> of the ~~healthy habitat~~ Commercial Use for keeping farm animals

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

we may keep ~~up to~~ 2 goats, 12 chickens + 3 geese

We have allowed inspection of premises and manage waste with regular cleaning, treatment of soil + barn with activated charcoal products pine pellets + use of enclosed compost bins.

**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.

The definition is more restrictive than internet research suggests is necessary for a healthy habitat and keeping of the number of animals we maintain and keep within a fenced area on our property.

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

These animals are loved as pets and have been a blessing for my retirement years. They also eat the harmful poison w/ insects on my property.

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

Since the ordinance allows for farm animals, it shouldn't reduce property values, and most towns allow for keeping of small farm animals.

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

The seal of the town echoes back to animal husbandry and farming, so the spirit of the town supports same. Other citizens are concerned that town might become unfriendly to people who love + keep farm animals and have for some time.

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

Several long-standing citizens and neighbors want to know the outcome as it may affect their lives and personal interests. Keeping of farm animals.

**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.



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.

  
Signature of Applicant

8/30/2023  
Date

  
Signature of Owner

8/30/2023  
Date































**ABUTTER LIST**

Town of Barrington, NH

Please Print or Type

Applicant: Daryl + Michelle Kelly Phone (603)953-5780

Project Address: 17 Coachman Dr Barrington NH 03825

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

**LEGAL OWNER OF SUBJECT LOT**

Map	Lot	Zone	Owner Name	Mailing Address
226	50	NR	Daryl + Michelle M. Kelly	17 Coachman Dr Barrington NH 03825

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
		See attached	

**PROFESSIONALS AND EASEMENT HOLDERS.** Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder	Mailing Address

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the Town of Barrington Assessing Office

on this date: \_\_\_\_\_, This is page \_\_\_\_\_ of \_\_\_\_\_ pages.

Applicant or Agent: [Signature]  
Planning Staff Verification: Barbara Quinn Date: 9/6/2023

ASCANI ROSS J  
12 COACHMAN DR  
BARRINGTON, NH 03825

FLANDERS DAVID & LAURIE  
24 COACHMAN DR  
BARRINGTON, NH 03825

HODGDON CHAD J & LORRIE D  
HODGDON FAMILY REV TRUST  
25 COACHMAN DR  
BARRINGTON, NH 03825

NEILL JONATHAN  
5 COACHMAN DR  
BARRINGTON, NH 03825

WILLIAMS DREW & SUSAN  
164 CHURCH ST  
BARRINGTON, NH 03825





## Town of Barrington, New Hampshire

603-664-9007

August 1, 2023

Dear Mr. Kelly

17 Coachman Drive

Barrington NH 03825

The purpose of this letter is to inform you of a complaint filed regarding your keeping of Farm animals. The complaint includes a nonspecific number of animals and an issue with noise and odor. The complaint noted that roosters are active well before the noise ordinance and the odor from the manure prevents them from opening their windows or enjoying their yard on some days.

Barrington's zoning is as follows:

***Agricultural Use, Commercial Keeping of Farm Animals The keeping of domestic farm animals i.e. chickens, ducks, rabbits and other similar animals at a rate greater than 1 per 5000 sq. ft. of lot area, or for financial gain. The keeping of horses, cows, pigs, sheep and similar animals at a rate higher than 1 per 40,000 sq. ft. of lot area.*** If you have more than these numbers, please be aware you are in violation of the town's zoning ordinance and are required to come into compliance or seek alternative remedies such as relief from zoning board of adjustment or the planning board for the commercial keeping of farm animals.

If you are complying and could find a way to accommodate your neighbor's ability for peace and quiet by possibly relocating the animals to a different part of the property, rehoming the roosters and reconsidering manure management practices, I am sure they would greatly appreciate it.

I would like to meet with you to verify your compliance with the zoning ordinance.

Please feel free to contact me with questions or concerns and to schedule a time to visit the property.

Best regards,

James Jennison

Deputy Building Inspector

Code Enforcement Officer

4 Signature Dr,

PO Box 660

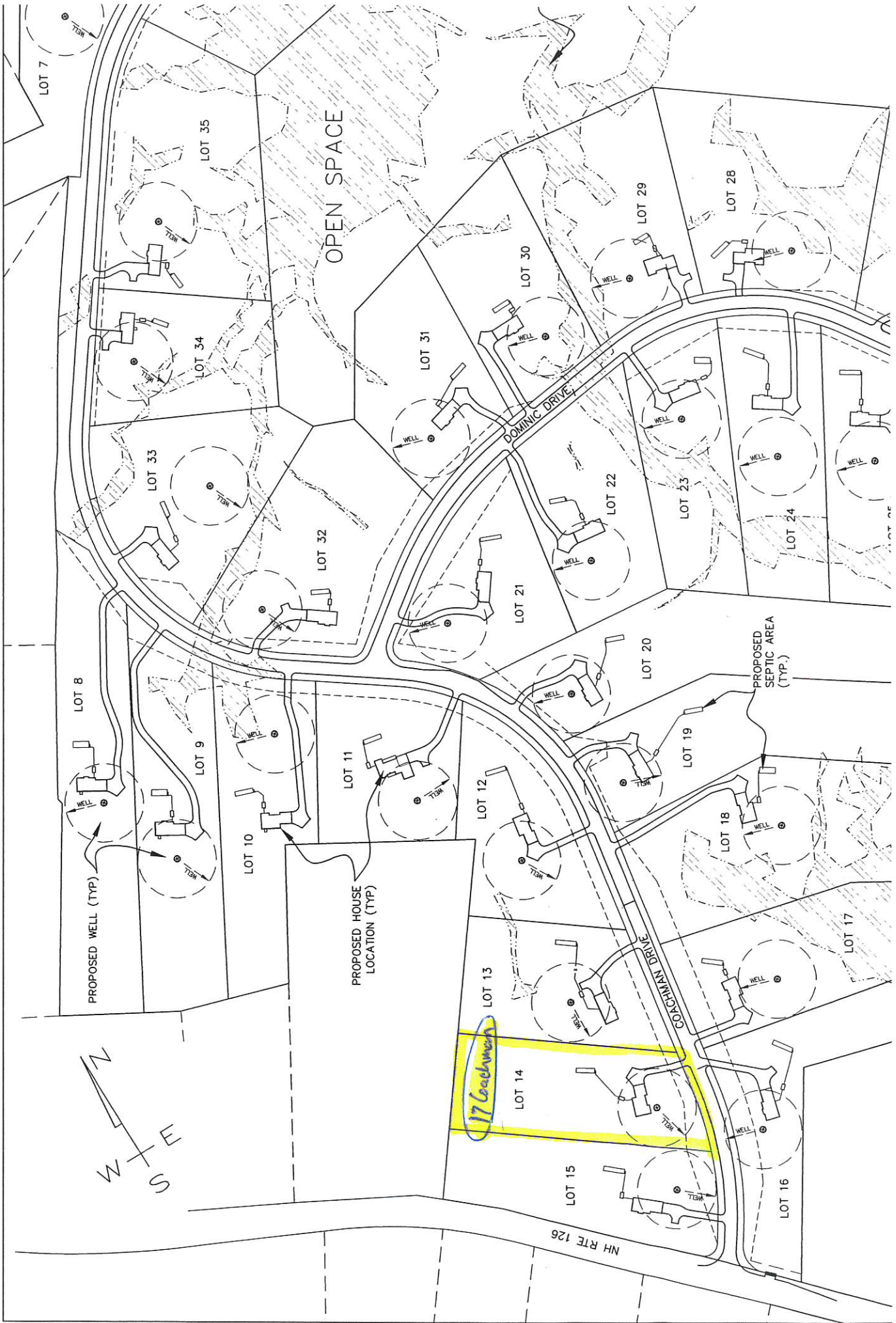
Barrington NH 03825

📞 603-664-5183

📞 603-396-4465

✉️ [jjennison@barrington.nh.gov](mailto:jjennison@barrington.nh.gov)

👉 <https://www.barrington.nh.gov/building-departmentcode-enforcement>



LOT 7

LOT 35

OPEN SPACE

LOT 34

LOT 33

LOT 32

LOT 31

LOT 30

LOT 29

LOT 28

DOMINIC DRIVE

LOT 22

LOT 23

LOT 24

LOT 8

LOT 9

LOT 11

LOT 10

LOT 12

LOT 20

LOT 19

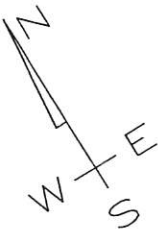
PROPOSED SEPTIC AREA (TYP.)

PROPOSED WELL (TYP)

PROPOSED HOUSE LOCATION (TYP)

LOT 18

LOT 17



LOT 13

LOT 19

LOT 14

LOT 15

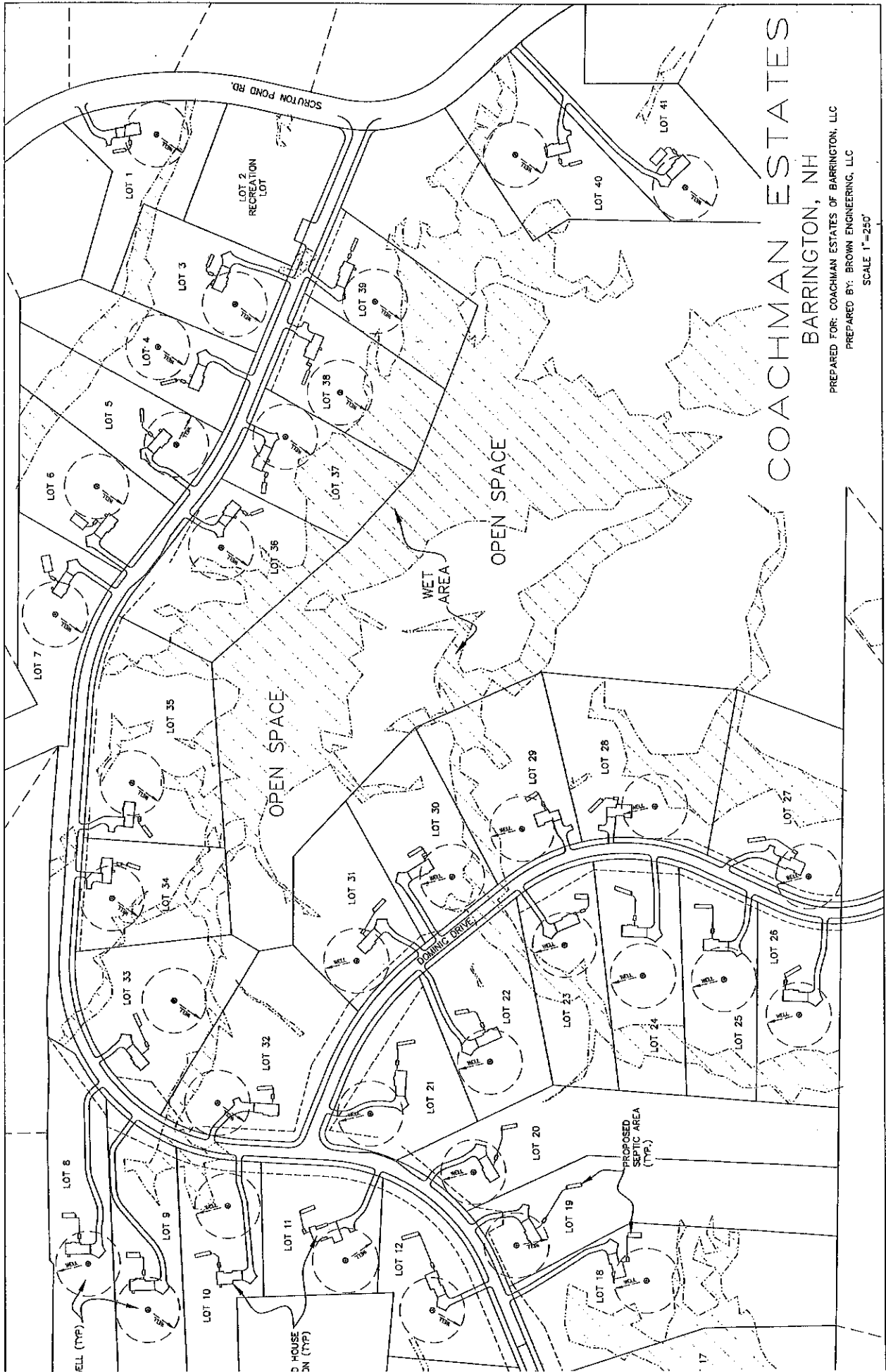
LOT 16

COCHRAN DRIVE

NH RTE 126

Cochran





# COACHMAN ESTATES

BARRINGTON, NH

PREPARED FOR: COACHMAN ESTATES OF BARRINGTON, LLC

PREPARED BY: BROWN ENGINEERING, LLC

SCALE 1"=250'

**Vanessa Price**

Variance grants property owner the ability to use property in manner that Variance is against zoning is against zoning for use

**From:** Vanessa Price  
**Sent:** Tuesday, September 5, 2023 8:56 AM  
**To:** wyominggirl1961@gmail.com  
**Cc:** James Jennison  
**Subject:** RE: Zoning Board application, dates and fees

Good morning.

I am sorry I missed you Thursday when you dropped off your application.

Please let me know when you would like to come in to complete your application pages 3 or 4. I am in the office all day today if you want to stop in, otherwise I can meet tomorrow I have availability from 9am-2:30 for appointments. This application needs to be complete in order for proper filing by Wednesday otherwise it will not be heard until the October meeting.

Thank you.

Best Regards,

Vanessa Price  
Town Planner  
Town of Barrington, NH  
4 Signature Drive  
Barrington, NH 03825  
(603) 664-0195

**From:** Vanessa Price  
**Sent:** Tuesday, August 8, 2023 4:03 PM  
**To:** wyominggirl1961@gmail.com  
**Subject:** Zoning Board application, dates and fees

Good afternoon.

In reference to the Agricultural Use, Commercial Keeping of Farm Animals you will need to file to the Zoning Board of Adjustment (ZBA). The keeping of domestic farm animals i.e. chickens, ducks, rabbits and other similar animals at a rate greater than 1 per 5000 sq. ft. of lot area, or for financial gain. The keeping of horses, cows, pigs, sheep and similar animals at a rate higher than 1 per 40,000 sq. ft. of lot area.

Attached you will find the application with the fees and abutter application for the Town of Barrington Zoning Board of Adjustment. The deadline for the application is August 31, 2023 for the September 20, 2023 meeting.

Please let me know if you have any questions or if you want to set up an appointment time to meet.

Thank you.

Best Regards,

Vanessa Price  
Town Planner





September 6, 2023

# 17 Coachman Dr.

Town of Barrington, NH

1 inch = 376 Feet



www.cai-tech.com



The property data available on this site is updated periodically. The Town of Barrington makes no warranties with regard to its accuracy or completeness and assumes no liability associated with the use of this data.