



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 12/27/22 Case No. 124-10-GR-23-Van
 Owner Byard Mosher
 Mailing Address 507 McDaniel Shore Dr
 Phone (603) 767-8096 Email byardmosher@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 checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Zoning Board of Adjustment Application Checklist (<i>this form</i>) |
| <input checked="" 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 type="checkbox"/>
\$ 75.00 Legal Notice <input type="checkbox"/> \$250.00
\$ 7.00 per US Post Office Certified Letter <input type="checkbox"/> \$8 per |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Completed Project Application Form
<input type="checkbox"/> Variance <input 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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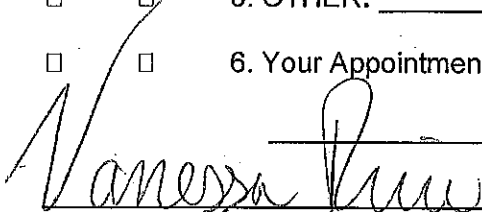
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- 8. HOA Approval (*if applicable*)
- 9. Context or Locus Map (Show Surrounding Zoning Districts)
- 10. Existing Conditions Site Plan or Recorded Subdivision Plan to include well and septic location (may be found at Strafford County Registry of Deeds).
- 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: _____


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. 124-10-GR-23-Van

Project Name Mosher Pole Mounted Solar

Location Address 507 McDaniel Shore Drive

Map and Lot 124/10

Zoning District (Include Overlay District if Applicable) MCDANIEL/AL WOOD

Property Details:

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

Use: Residence

Number of Buildings: _____ Height: _____

Setbacks: Front 40 Back 30 Side 30 Side 30

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 4 - Dimensional Requirements, Table 2 Frontage & Side

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

Barrington Zoning Ordinance Requirements:

Frontage 40' Side 30'

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

Variance to build a pole mounted solar array within set back parameters.

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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.
The lot is only .22 acres. The resident's house and shed are within set backs. The resident cannot build anything on this lot without a variance. There is no other place to put the array on this lot.

- 2. Granting the variance would be consistent with the spirit of the Ordinance.
The resident had already been approved to install this array, and prior to this, had a variance to build a pergola in the same spot.

- 3. Granting the variance will not result in diminution of surrounding property values.
Granting the variance will not result in diminution of surrounding property values. Solar increases the property value. There is no noise or odor from the array.

- 4. Granting of the variance would do substantial justice.
The variance will not injure the rights of others, or undermine public interest. There is no other place to put the array. the applicant currently resides at the residence while some abutters are seasonal residents.

- 5. Granting of the variance would not be contrary to the public interest.
Granting of the variance will not be contrary to public interest. Solar is clean, efficient energy that is not harmful to the environment.

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.

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.

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.

Bm

Signature of Applicant

Dec 27 2022 15:28 EST
Date

Bm

Signature of Owner

Dec 27 2022 15:28 EST
Date

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SITE / CONTEXT PHOTOS

Using Guidelines Below

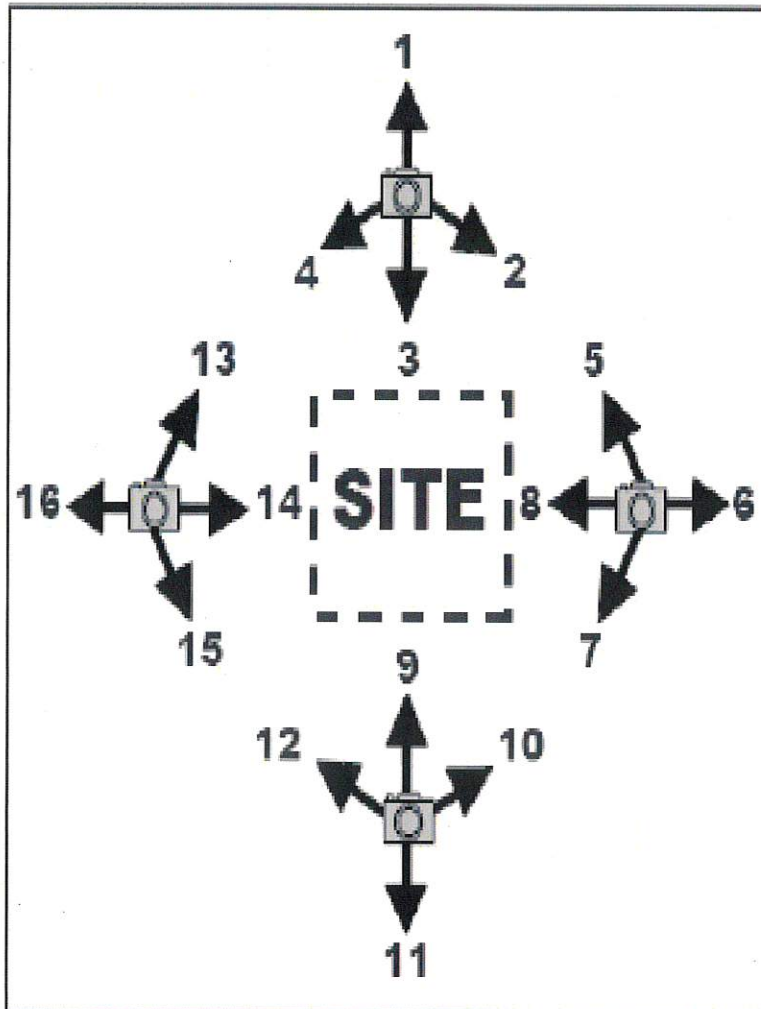
Provide color photographs showing the site and surrounding buildings/properties in order to provide staff, boards and commissions with a visual impression of the current site conditions.

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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REVISION ENERGY

ReVision Energy, Inc. in conjunction with our customer, Byard Mosher, are re-submitting a variance application to install a pole mounted solar array on the parcel of land stamped as Map 125 Lot 10, 507 McDaniel Shore Drive, Barrington, NH. The variance was originally approved via Notice dated January 22, 2020. However, the location of a retaining wall on the property has impacted placement of the array.

Mr. Mosher is committed to reducing the carbon footprint of his residence by retrofitting his home with more sustainable technology. Mr. Mosher has converted both his heating system and hot water heater to super-efficient electric heat pump systems. A solar array would maximize the sustainability of these investments by allowing Mr. Mosher to convert some of the electricity demand to 100% renewable solar.

Mr. Mosher and ReVision have worked to design a system which optimizes solar generation on his property while minimizing disturbance and impact. Because his roof is flat, a rooftop system was determined not to be feasible. After creating numerous projections based on tree-shading and space limitations, ReVision determined that a pole-mounted array is the only option for him to locate solar on his property.

The proposed pole-mounted solar array would reside in the northeast corner of the lot. It will not create any noise, smoke, glare, traffic obstructions, or a demand on water. It will generate clean, 100% renewable energy for the residence. Any solar produced energy not used by the residence will go directly into Eversource's power grid.

Because of the small parcel of land (.22 acres), the placement of the solar array will impede the setback requirements of 40 feet front and 30 feet side standards. The array will sit 14 feet from the front property line to the pole mount base at the center of array, and 3.3 feet from the front property line to the closest array edge. It is 21 feet from the side property line to the pole mount base, and 17 feet from the closest array edge. The front of the property slopes down from the road, and there is a tree line on the side of the property to minimize view of the array from the road and abutter.

The array itself is 298 square feet and consists of 12 solar panels and 12 Enphase micro-inverters. There will be an additional 2 solar panels and micro-inverters installed on the roof of the shed that sits in the southwest corner of the property. Construction of the array itself, and the 2 additional panels, will take less than a week.

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100 feet Abutters List Report

Barrington, NH
December 27, 2022

Subject Property:

Parcel Number: 124-0010
CAMA Number: 124-0010
Property Address: 507 MCDANIEL SHORE DR

Mailing Address: MOSHER BYARD
PO BOX 704
BARRINGTON, NH 03825

Abutters:

Parcel Number: 123-0013
CAMA Number: 123-0013
Property Address: MCDANIEL SHORE DR

Mailing Address: HALEY-RIZZO VANESSA & MARK TRS
HALEY JAMES LAWRENCE
14 SHAKESPEARE RD
NASHUA, NH 03062

Parcel Number: 124-0009
CAMA Number: 124-0009
Property Address: 497 MCDANIEL SHORE DR

Mailing Address: OGREN KEITH M
3 WEBB LN
GOLDEN BRIDGE, NY 10526

Parcel Number: 124-0011
CAMA Number: 124-0011
Property Address: 517 MCDANIEL SHORE DR

Mailing Address: WOOD JOYCE TRS GREEN GRASS RE
TR
11 FOREST RD
RAYMOND, NH 03077

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www.cai-tech.com

12/27/2022

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.

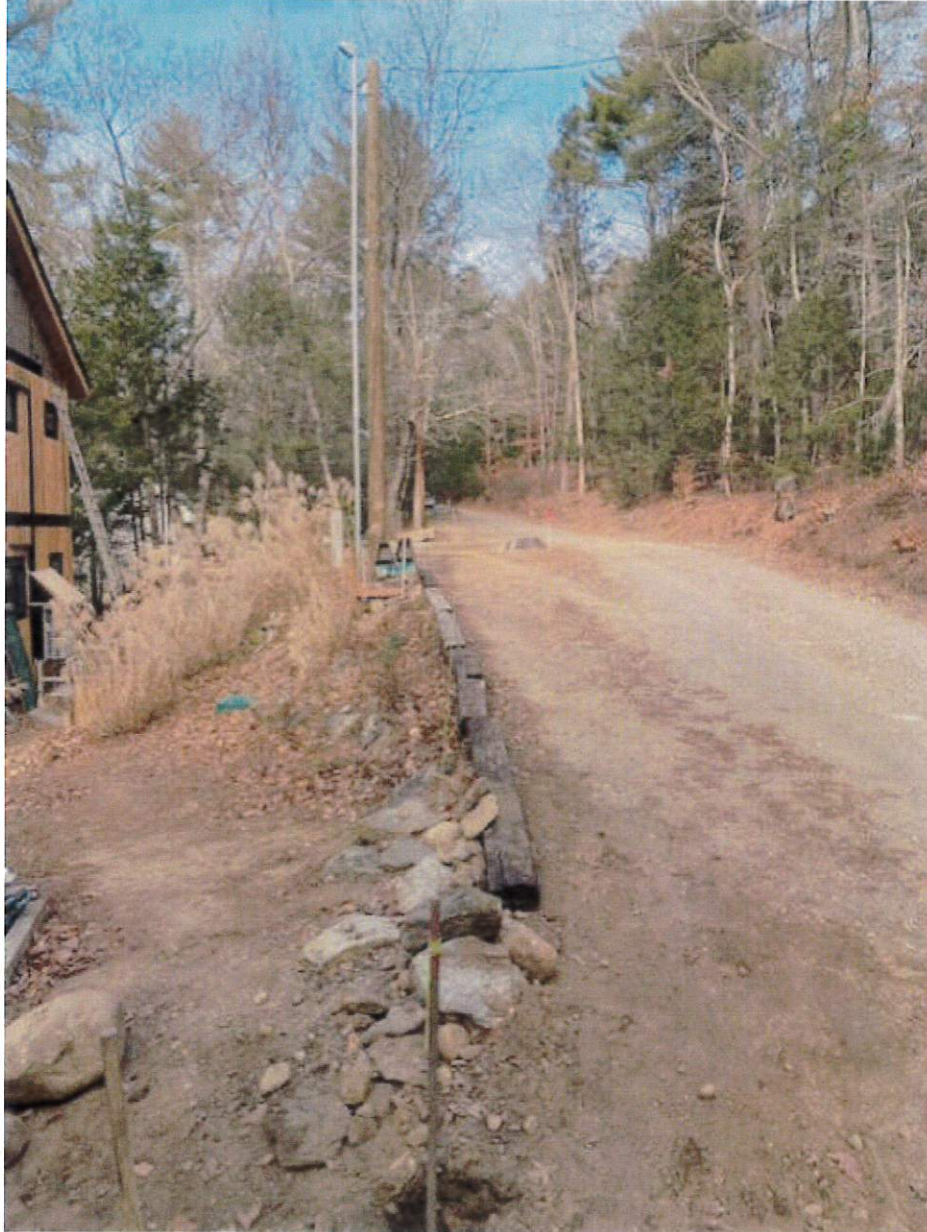
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