

ZONING BOARD OF ADJUSTMENT APPLICATION



Office Use Only	Case #: <u>223-26-58 & 59 R23-Spec Exempt</u>	Date Received: <u>10/25/2023</u>
	Amount Paid: \$ <u>500.00</u>	Time Received: _____

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: STONEARCH DEVELOPMENT CORP. Phone # 978-375-3153

Address of Applicant: 42J DOVER POINT ROAD, DOVER, NH

E-Mail Address: changingplacesllc@gmail.com

PROPERTY OWNER (if different from applicant): StHilaire Holdings, LLC

Address: 526 1st Crown Point Rd, Strafford, NH 03884 Phone # 948-1015

E-Mail Address: josh@StHilairemotorsports.com

PROPERTY/PARCEL INFORMATION

Address: Route 125 /Calef Highway

Brief Directions: North of Town Hall

Zoning District: R C Assessor's Map # 223 Lot(s) # 26-58 & 59

TYPE OF APPEAL: (Please check one)

- Variance from Section _____ of the Zoning Ordinance
- Special Exception per Section 4.1.2 of the Zoning Ordinance
- Appeal of Administrative Decision regarding Section _____ of the Zoning Ordinance
- Equitable Waiver per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY (NARRATIVE): (If needed, please submit on additional paper attached to the application.)

Proposed mixed-use development being the same as the current use to the adjacent lot with a proposed joint driveway/

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Revised 10/03/2023

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APPLICATION CHECKLIST (Please check off)

- A. **Application signed** by Applicant and Property Owner (if different from Applicant) _____
Note: In order for the application to be accepted by Land Use Department staff and placed on the ZBA agenda YOU MUST COMPLETE (1) ALL SECTIONS ON PAGE 1 as well as (2) ALL QUESTIONS FOR THE SPECIFIC APPEAL YOU ARE SEEKING.

- B. **Seven (7) Copies of Completed Zoning Board of Adjustment Application** _____
Note: Only include those pages of the application that are relevant to your request. Please do not include the abutters list with the 9 copies (include only as part of original signed application (Part A above)).

- C. **Context or Locus Map** (Show Surrounding Zoning Districts) _____

- D. **Tax Map** (Copy can be attained by the Assessing Office) _____

- E. **Existing Conditions Site Plan or Recorded Subdivision Plan** to include well and septic location (may be found at Strafford County Registry of Deeds). _____

- F. **Seven (7) Copies of a plot plan** drawn in accordance with a boundary line to scale not less than 1" = 40'. They need to include the lot dimensions including area in square feet, and also the size and location of existing and proposed buildings if applicable, including setbacks. _____
Site Plan - ***Drawn and Stamped by Registered Land Surveyor***
 - a. 24" X 36" – 2 Copies
 - b. 11' X 17" – 6 Copies
 - c. 8 1/2 " X 11" – 1 Copy
 - d. PDF copy emailed to Town Planner @ planning@barrington.nh.gov

- G. **Seven (7) copies of colored photos:** Existing Conditions Photo Exhibit _____
Up to four photos may be shown per 8 1/2" X 11" page size.
 - a. Photos are to be taken looking toward the site and adjacent to the site.
 - b. Photos should show adjacent improvements and existing on-site conditions.
 - c. Number the photographs according to view.

- H. **List of abutters** 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.) Including addresses and map and lot number of parcels that adjoin or is directly across the street or stream from the land under consideration by the local land use board of the subject property. _____

- I. **Mailing Labels** in triplicate with abutters names and addresses for notices. _____

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J. **TOTAL FEE** paid by cash or check made payable to "Town of Barrington"

- | | | | |
|----|--|--|------------------|
| 1. | Application fee of: | | |
| | \$150.00 VARIANCE | | \$ _____ |
| | \$150.00 SPECIAL EXCEPTION | | \$ <u>150</u> |
| | \$150.00 APPEAL FROM ADMINISTRATIVE DECISION | | \$ _____ |
| | \$150.00 EQUITABLE WAIVER | | \$ _____ |
| 2. | Certified letters fee: # of abutters <u>12</u> X ¹⁰ 10 .00 = | | \$ <u>120</u> |
| 3. | Applicant & Owner mailing fee: <u>X</u> X ¹⁰ 10 .00 = | | \$ _____ |
| 4. | Foster's newspaper public notice | | \$ <u>250.00</u> |

TOTAL FEE \$ 520

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SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.

Signature of Applicant*

*Both Signatures Required



Signature of Owner*

**Please note: if the applicant is representing the owner, a notarized authorization letter must be submitted at the time of the application. **

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Barrington Zoning Board, Land Use Department and other pertinent Town Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post- approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____

Date: 10/17/2023

Signature of Land Use Staff: Barbara Arvine

Date: 10/25/2023

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Town of Barrington Zoning Board of Adjustment
Application Authorization

I/We Josh StHilaire of StHilaire Holdings
(Property Owner*)

hereby authorize John O'neil of Stonearch development

(Applicant Name and Address)

to appear before the Zoning Board of Adjustment on my/our behalf with a

Special Exception Application
(type of application)

for Proposed Mixed-use Development

(Project name and description)

Property location/address: Route 125

Tax map and lot number: 223-26.58 & 59

Zoning District: Regional Commercial

[Handwritten Signature]
Property Owner* Signature

10/17/2023
Date

Notary Public Signature

Date

*All listed owners of a property must sign an application authorization form.

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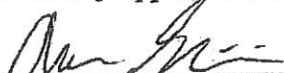
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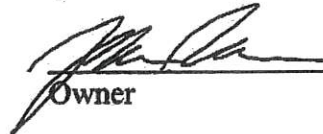
LETTER OF AUTHORIZATION

I, Josh StHilaire of StHilaire Motorsports owner of property located at tax map 223 Lots 26.58&59 in Barrington, NH, consisting of 8.7 acres ±, do hereby authorize Beals Associates, PLLC, 70 Portsmouth Avenue, Stratham, NH , and John O'Neil of Stonearch Development to act on my behalf in all matters to be discussed at the Barrington Planning Board hearings, other Land Use Board approval hearings, or State Permitting Agencies concerning the property previously mentioned.

I hereby appoint Beals Associates, PLLC to act on my behalf in the permitting process.



Witness

 10-13-2023

Owner Date

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SPECIAL EXCEPTION REQUIREMENTS

THIS SECTION TO BE COMPLETED BY SPECIAL EXCEPTION APPLICANTS ONLY

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 proposed driveway coming off of Signature drive is a much better location then using Route 125 with heavy traffic.

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

The special exception pertaing to the driveway location will not cause any public safety issues.

3. No creation of a traffic safety hazard or substantial traffic congestion will result in the vicinity of the proposed development.

The proposed drive is a better solution then using Route 125.

4. No excessive demand on municipal services and facilities, including, but not limited to waste disposal, police and fire protection, and schools.

The proposed drive has no affect on municipal services.

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.

The proposed driveway is designed in conjunction with the site plan and accounted for in the draiange design and will not affect wetlands.

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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.

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4.1.2.....Lot Frontage

The side of a parcel used to satisfy the frontage requirement specified in the Table of Dimensional Standards, or other alternative standards, must be the side of the parcel used to provide vehicular access to the property. The Zoning Board of Adjustment may permit, by grant of a Special Exception, that a different side of the property be used for access because site constraints make using the otherwise required frontage inconsistent with protecting the safety, health and welfare of the public.

4.1.3.....Back Lots

For residential subdivisions, up to two (2) back lots may be allowed, notwithstanding the frontage requirements specified in the Table of dimensional Standards.

4.1.3(1).....The parcel must have at least fifty (50) feet of frontage on an existing Class V or better road.

4.1.3(2).....If there are two (2) back lots, the ownership of the neck and frontage shall be owned equally by both back lots.

4.1.3(3).....The area of the neck cannot be used in any way to calculate the minimum lot size.

4.1.3(4).....Back lots are not allowed off of cul-de- sacs.

4.1.3(5).....Driveways must be centered in this neck as much as possible and the neck kept clear and maintained for safety.

4.1.3(6).....A permanent road agreement will be executed, shown on the plan and recorded in the deed of each lot.

4.2Minimum Lot Size

The minimum dimensional standards for lots prescribed in Table 2, the Table of Dimensional Standards, shall be determined in accordance with the provisions of this Section. These dimensional standards may be reduced for either a Conservation Subdivision, approved by the Planning Board pursuant to Article 6 or a Planned Unit Development (PUD) approved by the Planning Board pursuant to Article 16.

4.2.1.....Standards for the GR and NR District

4.2.1(1).....In the GR and NR districts the minimum lot size for Dwelling, Single-Family is 80,000 sq.ft. which must include at least 60,000 sq. ft. free of Hydric A soils, open water, bogs, marshes, rivers, streams, or exposed ledge. Additionally, the 60,000 sq. ft. must contain at least 35,000 sq. ft. of contiguous upland soils.

4.2.1(2).....For each additional one (1) bedroom dwelling unit under a common roof, which does not qualify as an Accessory Dwelling Unit under this Ordinance, the minimum standards cited in Paragraph 1) above shall be increased in the following proportions. Minimum lot size shall be increased by 40,000 sq. ft., the area free of Hydric A soils, open water, bogs, marshes, rivers, streams, or exposed ledge shall be increased by 30,000 sq. ft. and the area of upland soils shall be increased by 15,000 sq. ft. Any dwelling unit created under this provision may contain a total of no more than two additional habitable rooms (such as a kitchen and living room), in addition to a bedroom. No additional habitable rooms may be created in said dwelling units at any time in the future.

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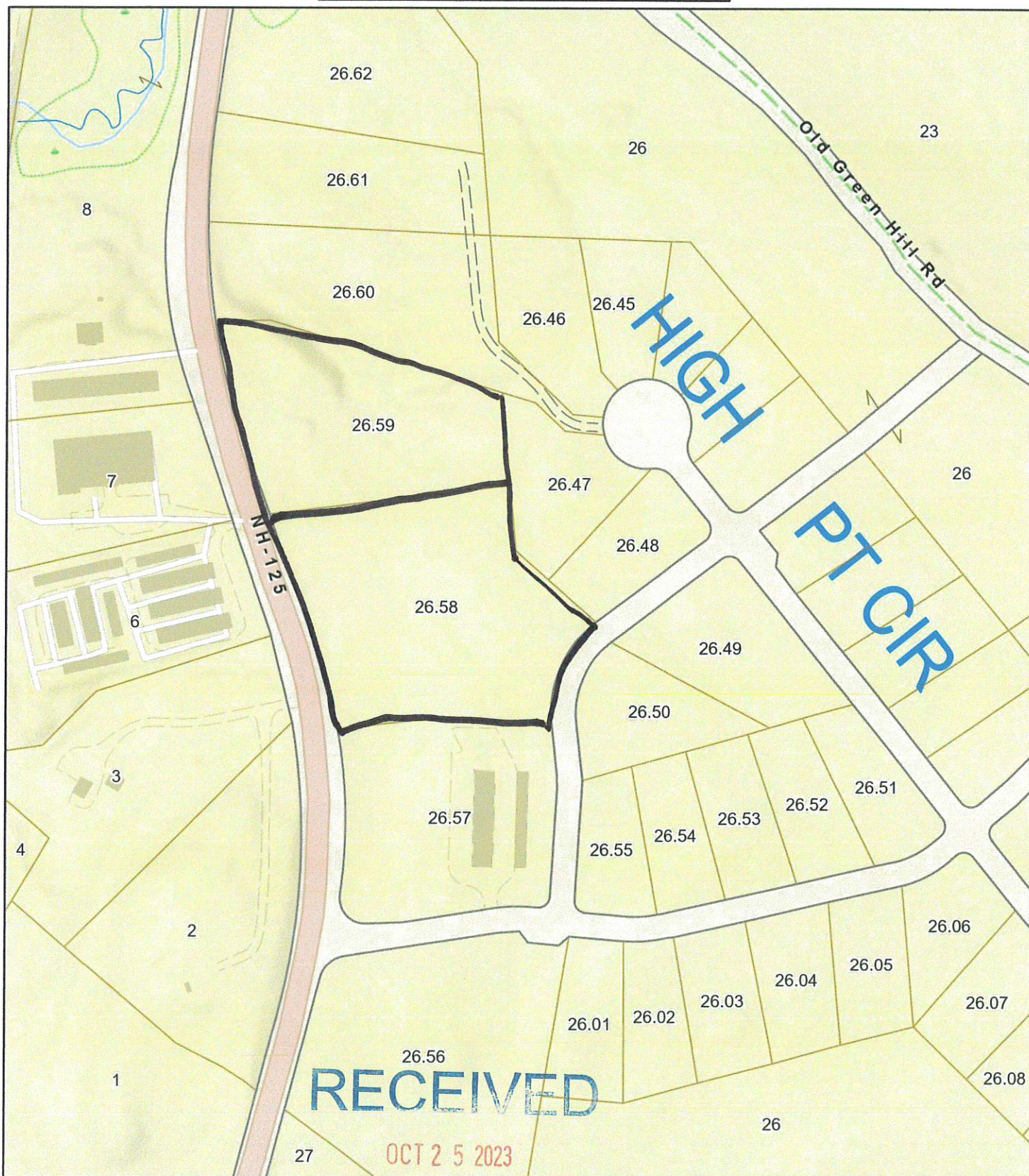
Town of Barrington, NH

1 inch = 275 Feet



www.cai-tech.com

October 24, 2023



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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