



FEES:
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 Cullen Woods

Address of Property Smoke Street

Tax Map 224 Lot 1 Zoning District(s) NR Overlay _____ Total Area of Site 47 Acres

Name of Applicant/Agent Tuck Realty Corporation

Mailing Address of Applicant/Agent 34 Raeder Drive, Stratham, NH 03885

Telephone: 603-944-7530 Email: mgarrepy@gmail.com Fax: _____

Name of Property Owner: W. Paul Cullen

Mailing Address of Property Owner: PO Box 2044 South Padre Island, TX 78597

Telephone: _____

Email: _____

Fax: _____

Letter of Authorization Provided: Yes

Signature of Owner: See letter of authorization

Deed Provided: Yes

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

Size of Impact

400+- sq. ft. of wetland buffer impact

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

Buffer impact is for a proposed driveway to access a 5.5 acre single-family house lot for an 11 lot frontage subdivision. See accompanying plans (sheet 10 of 13) for Cullen Woods Subdivision. Impacts proposed for Lot 1. The impact (including grading) is approximately 70 feet in length for approximately 5 feet in width into the setback.

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 use (single-family residential) is in keeping with the intent and purposes set forth in the zoning ordinance as permitted in the base zoning district.

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.

There is no alternative way to access this significant building envelope on the property without a direct wetland impact and considerably more buffer impacts.

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 proposed driveway is proposed to be located along the lot line in common with Map 224, Lot 20. The impact (including grading) is approximately 70 feet in length for approximately 5 feet in width into the setback.

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

Best management practices shall be implemented to prevent erosion and/or siltation into the wetlands or its remaining buffer. Silt fence or other suitable measures will be used in the impacted area.

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

Any buffer areas disturbed during construction other than the proposed impact will be restored upon construction completion. No additional disturbance is anticipated.

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.

Best management practices shall be implemented to prevent erosion and/or siltation into the wetlands or its remaining buffer. Silt fence or other suitable measures will be used in the impacted area. The proposed buffer impact area is located in a flat area of the property and erosion or siltation is anticipated.

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.

Applicant/Agent Signature

Date

See letter of authorization

Owner Signature

Date

Staff Signature

Date