2.0 EXISTING CONDITIONS, TRENDS, ISSUES AND OPPORTUNTIES

2.1 Property Uses and Trends

Property information was obtained and evaluated based on records provided by the Assessors Office and Highway Department as well as from on-site observations. A comprehensive property database was compiled identifying property characteristics such as ownership, current uses, dimensions (lot size, setbacks, height, square feet, frontage, and floor area ratio), property values, and recent sales data. Other features such as on-site parking, landscaping, and general architectural styles were also identified. (The property database is included in Appendix B).

There are approximately 246 parcels totaling just over 1,700 acres in the newly zoned Village District. This represents a combination of commercial, residential, municipal, and school district uses.

Village District Existing Land Use and Assessed Values Synopsis				
Type of Property Use	**Parcels**	**Acreage**	**% of Total**	**FY05 Total Assessed Value**
Residential Properties	171	518	30%	$33,704,650
Active Farm	1	172	10%	$567,850
Commercial Properties	25	139	8%	$14,902,210
Industrial Properties	1	28	2%	$1,707,250
Vacant Properties	41	576	34%	$3,196,780
Public and Nonprofit Properties	15	277	16%	$25,812,150
Total	**246**	**1,710**		**$79,890,890**

Vacant Properties – Of the 1,710 acres in the Village District, 1,134 acres currently have some type of development, leaving a potential net developable area of 576 acres amongst 41 parcels identified as “vacant” in the inventory. However, several of the 1,134 acres can most likely accommodate some further development or redevelopment. Some of these potentially developable parcels are constrained by natural constraints (such as wetlands or steep slopes), size, and property restrictions (such as conservation easements). Of the total number of vacant properties, approximately 400 acres have development potential.

Residential Properties – Of the 1,134 actively used acres in the district, 171 parcels and 518 acres are already developed for single-family housing. The average single-family lot size is 3.39 acres with an average frontage of 256 feet. However, there are six single-family parcels greater than 10 acres that have further development potential. If these are subtracted from the other single-family parcels, then the average lot size is 2.13 acres.

A total of 86 single-family house lots (57%) do not meet the minimum lot size requirement in the Village District of 2 acres. This is especially true in the core area of the Village Center surrounding the Route 9 and 125 intersection, where a number of older traditional village homes are located.

In addition to traditional, detached single-family homes, there are nine single-family condominium units in the Village District. The only multifamily housing currently in the Village District is a three-family home on Kelly Lane and a small apartment building off Route 125.

Commercial and Industrial Properties – There are 25 parcels in commercial and industrial use in the Village District totaling 139 acres. The average lot size is 6.4 and only two of the parcels are under the minimum lot size requirement of 30,000 square feet for the Village District. All properties meet the minimum frontage requirement of 75 feet. Commercial uses include mostly general retail along with professional and medical offices, restaurants, small shops, service garage, banks, a convenience market, a day care facility, a veterinary hospital, a theater, and a post office. Only one property (TurboCam) is classified as light industrial use.

Public and Nonprofit Properties – There are 15 parcels and 277 acres classified as being in public and non-profit use. This includes public facilities such as the Barrington Public Safety Complex, Elementary School, and

Middle School. It also includes nonprofit organizations such as private schools, the Major Waldron Sportsman's Club, City of Portsmouth Reservoir, and religious institutions.

2.2 Business Inventory and Type

There are an estimated 63 employers in the Village District out of 232 town-wide, which represents 27 percent of the total number. The estimated number of people employed in the district is 504, or 35 percent of the 1,426 workers town-wide. On average, there are eight people employed per business, and the largest employer in the district is the Barrington Elementary School. Village District businesses account for an estimated $35,576,000 in sales volume of $222,485,000 town-wide (16% of the total).

Employers in the Village District, 2006				
Employer Type	**No.**	**% of Total**	**Est. Employees**	**Est. Sales Volume**
Agriculture & Forestry	5	8%	14	$1,280,000
Construction	5	8%	14	$1,983,000
Manufacturing	1	2%	50	NA
Trans., Comm. & Utilities	1	2%	13	NA
Wholesale Trade	1	2%	3	$2,154,000
Retail Trade	19	30%	145	$15,254,000
Finance, Insurance & R.E.	4	6%	19	$4,166,000
Services	25	40%	231	$10,739,000
Public Administration	2	3%	13	NA
Total	**63**		**504**	**$35,576,000**

Of the 63 employers in the Village District, 56 are privately owned businesses, and service businesses are the most common (25 of them, accounting for 40 percent of the Village District total). Services also provide the most jobs in the district. Retail trade provides the highest total sales volumes as a business sector and the second-highest number of businesses and employees.

2.3 Natural Resource Attributes and Constraints

The Village District predominately consists of rolling terrain covered by large and mature tree stands. From about 170 feet in elevation around Mallego Brook, the land rises through a series of hills, the largest of which is near the Lemos property on Oak Hill Road at about 350 feet. Other prominent hills include Hardscrabble Hill visible from Route 9 to the north (about 310 feet) near the Congregational Church, and on the Drew property and Nick's Meadows Farm at about 280 feet in elevation. The only area in the Village District with steep slopes (exceeding 25 percent) is Hardscrabble Hill.

While the Village District is the most densely populated area in Barrington, it remains heavily covered in forest lands. While this is an important and valued natural attribute, it can also pose a constraint in terms of creating a new Village Center. For example, the intersection of Routes 125 and 9 is located in a valley at about 200 feet, but because of the thick forests along the highway, rolling terrain and nearby hills are not visible. Neither are key local businesses such as Calef's Country Store and the Christmas Dove. Attractive viewsheds including both natural features (e.g., trees, open fields, hillsides) and man-made features (e.g., historic or landmark buildings) are critical in creating a Village Center.

According to the town's geographic information system (GIS) maps (sources include the statewide GRANIT system and USDA Soil Conservation Service), there are a few areas in the Village District that contain prime wetlands, including areas along Mallego Brook and Drew Pond. These same areas also contain some poorly to very poorly drained hydric (or wetland) soils as well as a fair amount of land on the eastern boundary of the district on both sides of Route 9. While wetlands are a valuable resource for wildlife habitat and water quality, they are also a moderate factor in developing the Village Center, particularly areas east of the Route 125 corridor.

Approximately 80 percent of the Village District lies in the Stratified Drift Overlay District. This district includes all of the land east of the Route 125 corridor and most of the lands west of the corridor except the northwest quadrant between Route 9 and Oak Hill Road. Approximately 290 acres is located outside this overlay district.

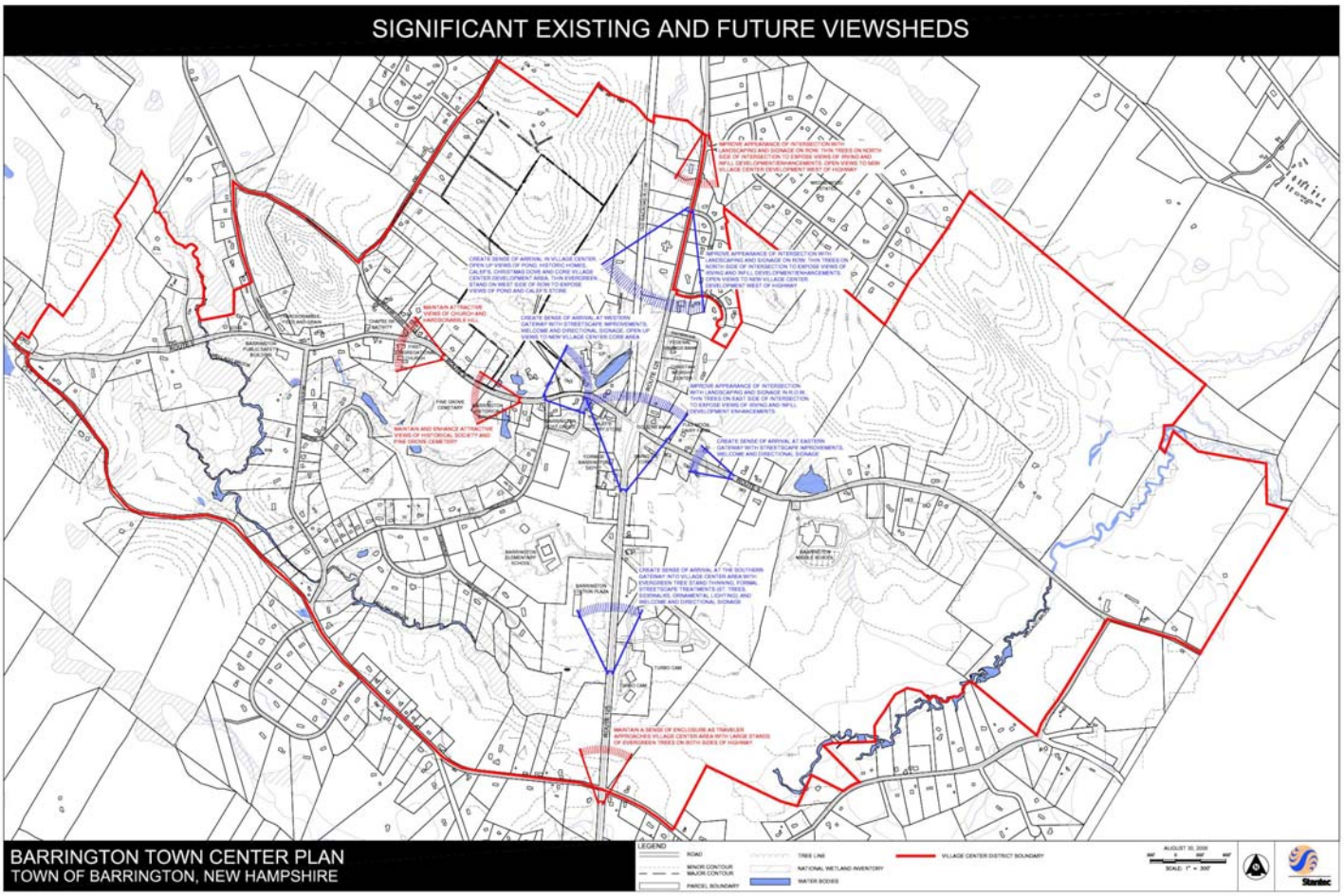
Water in the Village District, as well as town-wide, is drawn almost exclusively from wells, and the protection of groundwater and the capability to recharge private water supply are issues of town-wide importance. The intent of the Groundwater Protection District (GPO) is to address the need to protect, preserve, and maintain groundwater

resources within the town. It is not intended to limit business growth within the town or the Village District but rather to provide reasonable performance standards for certain types of land uses and to encourage best management practices (BMPs). The large amount of stratified drift aquifer in the Village District should be a major constraint to creating the Village Center.

2.4 Utilities

There are no public water or sewer systems in the Village District or throughout the town. There are a few communal septic systems, such as that of the Barrington East Condominiums, but nearly every other property is serviced by private, on-site septic systems. The lack of public water and sewer could become a major constraint in developing a traditional Village Center and surrounding neighborhoods.

In order to create the desired traditional scale, pattern, and densities, businesses and residences would have to be sited in close proximity to each other. This would require a series of communal water and septic systems. Another alternative would be to construct a package sewage treatment plant that would serve a large portion of the Village Center core area. These facilities are small treatment plants with tertiary treatment, which results in higher-quality groundwater discharge. One possibility for using package treatment plants would be to retrofit the wastewater system at the Barrington Elementary School (or on a site nearby), which operates at levels far below capacity.



Electric service is provided by Public Service Company of New Hampshire (PSCNH) throughout the district. Power and cable is distributed by a series overhead lines which are unsightly in certain areas, particularly along the north side of Route 9 west of the intersection and along the Route 125 corridor. Where possible, overhead powerlines should be relocated to less visible areas or buried for existing and future developments in the Village Center core area.

There is no public gas supply for the Village District.

2.5 Traffic Circulation and Parking

Barrington's transportation planning policies are well defined in the Comprehensive Master Plan Update, 2003. The community's vision is to "provide for efficient, safe and orderly movement of people and goods within the community, and provide adequate access to places of residential, recreational and commercial activity." This does not necessarily translate into maximizing roadway level of service (LOS), but rather into the idea that roadways should be designed to keep traffic flowing smoothly within the community, minimizing potential safety problems at certain intersections, improving circulation and connectivity of the given local road network, and maintaining the rural character of the community. Additionally, alternative means of transportation should be further developed, particularly in the Village Center, to fully address local and regional needs. The local circulation system should be safe, user-friendly, and easy to understand.

Average daily traffic volumes on several roadways in the Village Center have increased over the last 10 years. Route 125 (18,000 vehicles south of the intersection) and Route 9 (9,600 vehicles east of the intersection) represent the two highest traffic counts (other than Route 4) of all roadways in the town.

Traffic on local neighborhood roads has also increased. For example, Mallego Road's daily traffic increased by 88 percent between 1996 and 2002 as more residents used this road to circumvent the Route 125 and 9 intersection.

Average Annual Daily Traffic for Barrington Village District

Location	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
NH 9 At Madbury TL (EB-WB)	*	6200	6600	*	7600	*	7500	*	*	8500
NH 9 East of NH 125 (EB-WB)	*	6200	*	*	7300	*	*	*	*	9600
NH 125 South of NH 9	*	13000	*	*	14000	*	*	18000	*	*
NH 9 West of NH 125 (WB-EB)	5700	*	*	6800	*	*	6600	*	*	8200
NH 125 North of Beauty Hill Rd	*	13000	*	11000	*	*	*	*	*	*
Mallego Rd Over Mallego Brook	*	510	*	*	680	*	*	960	*	*

The biggest transportation improvement in the Village Center was the recent signalization of the Route 125 and 9 intersection. While this project has created a much safer environment for travelers and a better opportunity to build up the Village Center, many local residents are concerned with periodic congestion. However, the state is looking at different methods of resolving this issue including extending the turning lanes on Route 9.

Another local concern is vehicle speed along the Route 125 corridor, combined with turning movements onto and off the highway. The Strafford Regional Planning Commission (SRPC) is preparing the first phase of a transportation land use corridor study. The plan will evaluate existing and future growth potential and determine the traffic and safety impacts on the roadway, as well as needed access management and capacity improvements.

SRPC has drafted a series of access management policies and implementation strategies for consideration by the Planning Board. This document provided suggested policies, zoning regulations, site plan and subdivision review standards, and a memorandum of understanding for point responsibilities between the town and state to facilitate

a safer and more efficient Route 125 corridor. These traffic circulation and access management strategies should be implemented with existing and future developments in the Village Center.

Parking within the Village District is provided entirely through on-site private lots. There is no public parking in the district with the exception of a small commuter lot across from Calef's Country Store on Route 9. Most parking lots serving commercial operations in the district are located in front of their respective buildings.

Along Route 125 most lots are also accessed directly from the highway with two or more curbcuts. While there appears to be ample parking spaces (and even excessive space in some locations), there is very little shared parking or access throughout the district. Shared parking and access is allowed under the new zoning and site plan regulations and should be strongly encouraged with existing and future developments in the Village Center.

2.6 Streetscape and Aesthetic Quality

Most of the roadway corridors in the Village District are bordered by large trees. In many areas, such as along Route 125, the forest cover is so thick that it virtually screens out adjacent land uses.

There are no formal streetscape improvements currently on any of the roadways in the Village District. Any formal landscaping in the district is accomplished by private developments on a lot-by-lot basis. This method is inconsistent at best. Some commercial developments have virtually no landscaping at all, which has a major impact on the aesthetics of the Village Center and potential attraction to residents and visitors alike.

Attractive and consistent streetscapes are a key element to a successful Village Center. Routes 9 and 125 serve as the spine for the Village Center. Creating an appealing streetscape on these corridors in the core area by installing uniform street trees, sidewalks, roadway treatments, and gateway signage will create the foundation for private investment and customer attraction to the new Village Center.

2.7 Historic and Cultural Assets

Nothing is more important to the community than preserving the rural charm and historic character of Barrington, and much of these local attributes are located in the Village District. The average building age in the district is 42 years, and the oldest building in the district is the Lemos home on Oak Hill Road built in 1771.

Some of the more significant historic, cultural, and civic attributes in the Village District include the following:

Building Age in the Village District	
Period of Construction	**No. of Buildings**
Pre-1800	5
1800-1850	4
1851-1900	13
1901-1950	19
1951-2000	141
2001-2006	29

- The Lemos Home (1771) on Oak Hill Road
- The Campbell Home (1790) on Oak Hill Road
- The Hayes Home (1790) on Route 9
- The Muckian Home (1790) on Province Road
- The Reynolds Residence (1800) on Route 9
- The Barrington Congregational Church (1796) on Route 9
- Calef's Country Store (1800) on the corner of Routes 9 and 125
- Several homes along Route 9 between Route 125 and Mallego Road (generally ranging between 1800 and 1875)
- The Barrington Historical Society (1899) and the Pine Grove Cemetery on Route 9

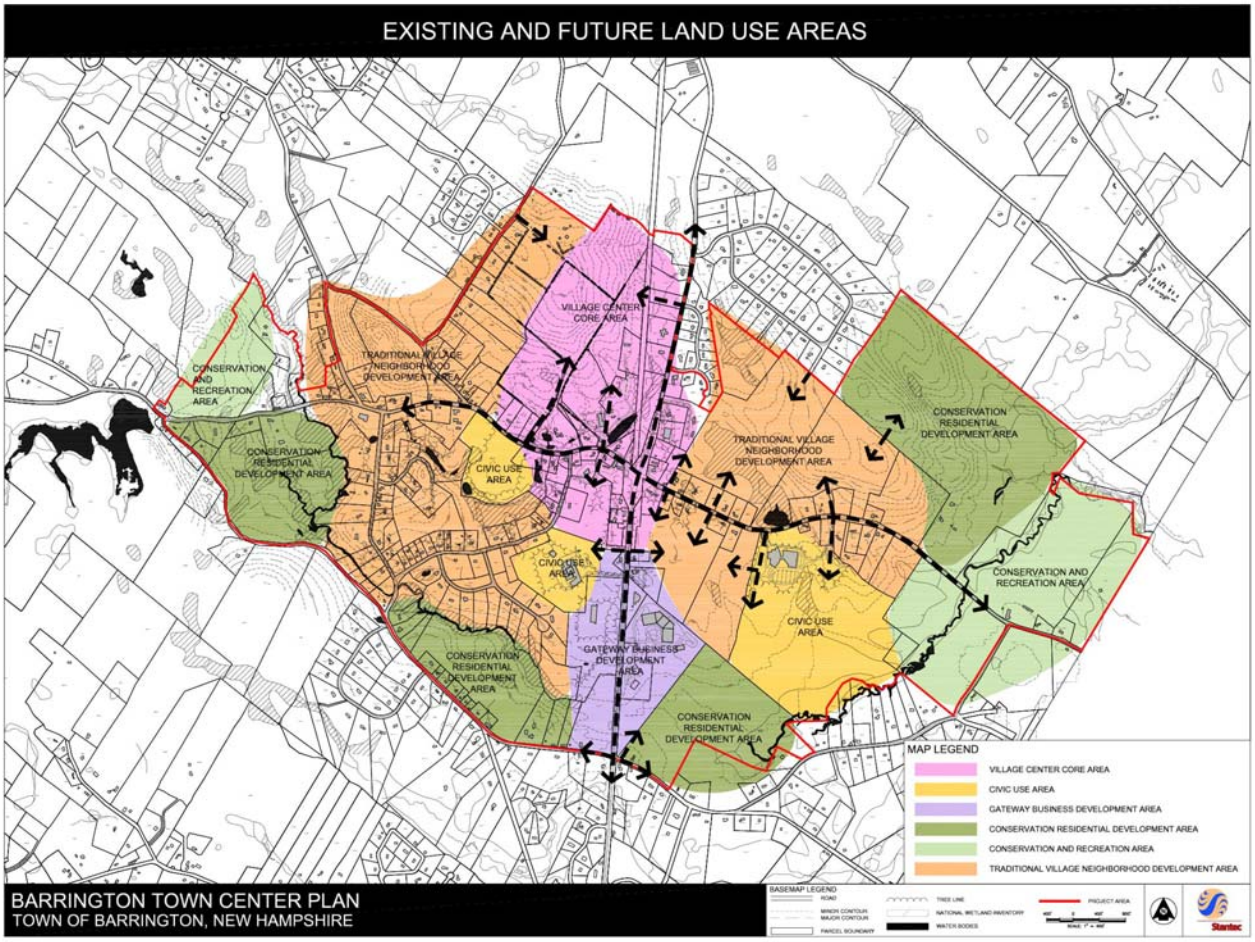
Other significant historic and cultural assets in the district include the Veterans Memorial (along Route 9), the Two-Mile Streak (the original settlement in Barrington), Calef's Field (site of several community gatherings and events), the elementary and middle schools, and a number of small civic organizations.

These historic and cultural attributes are not only important reflections of Barrington's heritage but are also the foundation for the future of the district. Their traditional architecture, settlement patterns, and relationship to the

rural landscape provide the models for the new development patterns and design elements to be incorporated into the Village Center core area.

2.8 Village Center Development Issues and Opportunities

Based on the results of the property evaluation, owner interviews, and public workshops with the Planning Board, key parcels were identified within the Village District for enhancement, redevelopment, and new development potential. The Existing and Future land Use Areas Map and the Existing Conditions, Issues & Opportunities Map series on the following pages illustrates private development scenarios and public improvements that have been identified by the public as either necessary or desirable in the Village District. The key property characteristics as well as development issues and opportunities are further described below.



Route 125 Corridor South of Intersection

Barrington Station Plaza

Barrington Station Plaza (238-45) – This commercial plaza anchors the south end of the Village Center District on the west side of Route 125. The plaza sits on 25.44 acres with 1,478 square feet of frontage on the highway. The building was constructed in 1970 and includes 19,610 square feet of finished floor area. The building appears to be in average condition and includes three business tenants: Quest Martial Arts Academy, Spring Gardens Chinese Restaurant, and Spinelli Theaters. The plaza also has some vacancy.

Development Issues

The site planning is typical of commercial strip development, with the building set back approximately 450 feet from the Route 125 right-of-way and a large parking lot located in front. In fact, while this is the largest commercial building in the district, it is also the least visible because of its deep setback and large evergreen trees along the frontage that block the view. Additionally, this is a very low-density commercial development with just 2-percent lot coverage by the building and a 0.02 floor area ratio (FAR). Architecturally, the plaza was designed to resemble an older train depot. There are no known significant natural constraints on the property.

Future Development Potential:

While this is a large parcel, the plaza uses only about a third of the total site. There are significant opportunities for infill development (or pad development) located both in front of the existing plaza as well as on open land north and south. This new development should be located on the front portion of the property closer to the Route 125 highway to improve visibility and create a more pedestrian-oriented commercial development and gateway into the core area of the Village Center District.

Further retail development on the south side of this site may not be the most desirable scenario given the distance from the intersection and public interest in focusing retail development further north. However, this area would be well suited for business park use or possibly a mix of commercial office and residential uses. The vacant area on the north side of the property is well suited for a mix of multifamily residential and office uses, or possibly a larger retail store such as a grocery or pharmacy if desired by the community. As an alternative, this area could also be used as a possible location for a package treatment plant to serve the Village Center. Some suggestions:

- South side – Create a business park with four to five buildings of 5,000 to 15,000 square feet
- Front and center – Add two commercial office or retail buildings of 2,000 to 4,000 square feet
- North side – Develop a mixed commercial office with 30,000 to 50,000 square feet and 20 to 30 multifamily units; specified larger retail uses (10,000 square feet or more) desired by the community; or a package treatment plant for the center
- Replace two large ground signs with an attractive monument sign with external lighting
- Install sidewalk and street trees to connect this gateway parcel to the core of the Village Center to the north

TurboCam (238-44) – This 27.9-acre parcel is the site of the newest and one of the largest buildings in the Village District. TurboCam is a light manufacturing facility with over 33,000 square feet of floor area. The building is attractive for an industrial building and the site is well laid out and buffered from the Route 125 corridor. An attractive monument sign is the only visible indication of the facility from the highway. TurboCam is an important addition to the Village Center. It provides local jobs in close proximity to existing and future homes, shops, schools, and civic amenities. It also provides a large boost to the commercial/industrial tax base.

Future Development Potential:

The lot rises up from Route 125 and is somewhat hilly, but there are there are no known significant natural constraints on the site. While this is a large building, it covers a small portion of the overall property (9%) with an FAR of just 0.09. The oddly shaped lot provides approximately 10,000 square feet for a small commercial infill development opportunity at the entrance off Route 125. There is also a section of the parcel to the south with approximately 5 to 10 acres of developable land and several hundred feet of frontage on Route 125. This area would be well suited for additional light industrial uses or multifamily residential, which would be well buffered from the facility. In summary, suggestions include:

- Commercial infill building at entrance of 2,000 to 4,000 square feet
- Light manufacturing with two buildings of 20,000 at the south end; or multifamily residential buildings (condos or apartments) with 8 to 16 units.

TurboCam Phase II (238-44.1) – This new manufacturing facility is under construction and expected to be open in 2007. The site will include two buildings with a footprint of 20,058 square feet. These buildings are set back approximately 150 feet from the Route 125 right-of-way with parking in front. The existing tree line along the

corridor will buffer most views of the facility. It will use the same curbcut as TurboCam and serves as a model for joint access along the highway.

Potential Enhancement Opportunities:

The site plan does not include a sidewalk along Route 125, which should be installed at a later date. A trail connection to the Barrington Middle School and adjacent properties to the east would also enhance connectivity and recreational opportunities.

Warren's Hardware Plaza (238-43) – This strip commercial plaza was built in 1985 and contains approximately 12,000 square feet of gross floor area on a 2.7-acre parcel. The building is set back approximately 100 feet from the Route 125 right-of-way with parking in front. There are currently eight businesses in the plaza including Warren's Hardware Store, K9 Control Systems, Jeff's K-1 Heating, Innis Carpeting and Flooring, Tillee's Flowers, Immanuel Insurance, Hodgy's Barbershop, and Paul Dibona J. CPA.

The plaza includes two separate and large curbcuts at the north and south ends of the property. There is limited landscaping along Route 125 with a series of evergreen trees and no sidewalks. Large ground signs are also located at each of the access points to the plaza. The Innis and Tillee's sign at the south end is attractive and serves as a model for the district. The building is a typical one-story commercial structure with a brick and clapboard facade and flat roof.

Warren's Hardware Plaza

Potential Enhancement Opportunities:

- Replace evergreen trees in front of building with more appropriate deciduous street trees that provide better visibility of the building.
- Locate future expansions of the building in front with some parking relocated to the rear to provide a more village-oriented design.
- Install a sidewalk along the highway right-of-way.
- Make façade and sign improvements with uniform painting, materials, and sign size on the front of the building.
- Replace the Warren's Hardware sign with a new monument sign or one that is consistent with the size and style of the Innis ground sign.
- Consolidate curbcuts to the south end of the property.

Dante's Restaurant and Adagio Spa (238-42) – This property is 4.68 acres with 150 feet of frontage on Route 125. The property contains three buildings including Dante's Spaghetti House & Bar, Adagio Spa (under construction), and a small garage. The site is well laid out and consistent with village design with the restaurant and garage approximately 30 feet from the Route 125 right-of-way and the larger spa building located behind the restaurant. A single curbcut serves the site with parking located behind and to the side of the buildings, well

Dante's Restaurant and Adagio Spa

buffered from the highway.

Landscaping is limited along the front of the property with a series of small shrubs and a partial split-rail fence. With the addition of the spa, the ground sign is somewhat cluttered and hard to read. As with other properties along the Route 125 corridor, there are no sidewalks serving the site. Architecturally, the buildings are consistent with the Village Center theme. The restaurant and garage are converted residential buildings, and the spa is well designed to fit into the context with the existing buildings and site. It serves as a model for future commercial and retail developments in the Village Center.

Future Enhancement Opportunities:

- Plant appropriate street trees to complement but not hide the site and buildings.
- Install a sidewalk along the Route 125 corridor with internal connections within the site.
- Modify the existing ground sign to reduce clutter with the new spa sign and to keep it in scale with the rest of the message board. Build up the planter surrounding the sign.
- Add a terrace with outdoor seating in front of the building to enhance the restaurant and create a village setting as one drives along Route 125.
- Explore the potential for limited commercial expansion in front of the property with residential uses toward the rear.

Barrington Elementary School (238-46) – The school was constructed in 1989 on this 28-acre parcel. The building is set back over 600 feet from Route 125 and is not visible from the highway. The building footprint is approximately 56,907 square feet covering only about 5 percent of the site. The school has access to Route 125 and Mallego Road. Route 125 serves as the main access and the intersection is signalized to control traffic during peak school hours. The Mallego Road access has not been utilized due to neighborhood concerns about traffic. However, using this secondary access would disperse traffic more evenly and reduce the congestion on the Route 125 intersection.

Barrington Elementary School

Future Development Opportunities:

An area of the parcel of approximately 2 acres north of the access to Route 125 could be used for future development whether it's for public use or private development. This area may be best used for civic purposes related to the Calef property directly north if that property is to be developed into a public park at some point in the future. As an alternative, this portion of the property could also be used for publicly supported elderly housing. Other enhancement opportunities include:

- Installing appropriate street trees and sidewalks along the Route 125 frontage.
- Consolidating the two ground signs into one.
- Extending the trail system onto school grounds and connecting it to other parts of the new Village Center.

Millo's Pizza and Erica's Place (238-47) – This restaurant and ice cream stand is a popular local establishment, particularly in the summer months. The 1,710-square-foot building is situated back on the 0.75-acre parcel about 50 feet from the Route 125 right-of-way. Parking is located in the front and on each side of the building, and there is a small outdoor seating area on the south side. The building is a traditional Cape style with clapboard siding. There is not formal landscaping on site, and the parking area is not well organized with undefined circulation and multiple curbcuts.

Potential Enhancements Opportunities:

- Expand handicapped access to the restaurant into a formal deck in front of the building and relocate outdoor seating to this area.
- Reorganize parking to the south side of the lot with improved paving, stripping, and circulation.
- Utilize the north side of the property for a playground or similar activity.
- Install appropriate street trees and sidewalks along the Route 125 frontage.
- Replace the existing ground sign with a new monument sign located in the front and central areas of the property.
- Install small roof signs for Millo's Pizza and Erica's Ice Cream that do not extend above the roofline and are externally lit.

Milo's Pizza and Erica's Place

Binette Residence/Former Poodle Groomer (238-41) – This single-family residence was recently used for a poodle-grooming business. The house is 1,500 square feet and sits on a 1-acre lot with 150 feet of frontage along Route 125. The building is set back approximately 40 feet from the right-of-way, leaving a large rear yard with limited potential for future development.

Potential Enhancements Opportunities:

- Install appropriate street trees and sidewalks along the frontage.
- Consider potential future reuse of the property for commercial office use and opportunity for small expansion to the rear.
- Locate additional parking associated with future expansion behind or to the side of the house.

Phil's Restaurant (238-48) – This small restaurant of approximately 720 square feet was originally built in 1930. It sits on an oddly shaped lot of 0.68 acres and about 395 feet of frontage on Route 125. A long, narrow portion of the property south of the restaurant with about 275 of frontage is directly in front of Knight Auto Sales and is unused. The building is an average one-story Cape style with white clapboards. It is situated close to the highway at 30 feet from the right-of-way. There is no formal landscaping on site and two curbcuts on either end of the property.

Phil's Restaurant

Potential Redevelopment Opportunities:

- Explore the redevelopment potential of the southern strip of land along Route 125, in combination with Knight's Auto Sales behind, for commercial office and retail use.
- Reorganize parking and curbcuts to the north side of property to serve the restaurant.
- Replace the existing ground sign with a new monument sign
- Replace the existing roof sign with a new wall sign on the front of the building.
- Install appropriate landscaping, street trees, and sidewalks along the frontage.

Knight's Auto Sales

Knight's Auto Sales Lot (238-49.1) – This open 2.9-acre lot is currently used for auto sales. It is situated next to the Calef parcel and is well positioned for redevelopment with commercial

uses. The lot is open with a gravel parking lot covering most of the surface area. The property is not directly located on Route 125 but has good visibility (it is separated by Phil's Restaurant). The Calef property has access to the highway directly south of the property which could be used in the future as a direct connection to Route 125.

Potential Redevelopment Opportunities:

- Consider redevelopment potential in combination with Phil's Restaurant property and the Calef parcel.
- Orient future commercial uses toward Route 125 and residential uses toward the Calef parcel.
- Use the Calef access to Route 125 as a joint curbcut for this property as well as other abutting properties.

Knight's Garage and Exotic Birds (238-49) – These two businesses and one residence are located on a 1.3-acre parcel in three separate buildings. The lot has approximately 225 feet of frontage on Route 125 and three curbcuts. The auto service center was originally built in 1950 and contains about 2,400 square feet of floor area. This is an attractive building with a unique and well recognized ground sign. Knight's Exotic Birds is set back approximately 175 feet from the highway right-of-way and is not visible to the average driver. These locally owned businesses are well established and important assets to the Village Center.

Knight's Service Station

Potential Enhancement Opportunities:

- Install appropriate street trees and a sidewalk along Route 125 frontage.
- Consolidate curbcuts with north access serving the garage and residence and consolidate the two southern curbcuts to one located on the south end of property. This curbcut could also serve as a joint curbcut with Phil's Restaurant located directly south.
- Improve signage for Knight's Exotic Birds on the south end.
- Screen auto storage in the center of the property from view of Route 125 with an opaque fence.

Old Barrington Depot (238-49.1) – This historic and attractive building was converted to private use several years ago. Currently, three businesses occupy the building, which has a footprint of approximately 2,400 square feet, including Kim's Cut and Curl, the Computer Store, and Radical Ink Tattoo. Parking is located in front and on the south side of the building. A shared curbcut with Knight's Auto Service directly south is used to access the parking area, and a large ground sign with each of the businesses identified is located directly in front of the building. There is no formal landscaping or sidewalks on the site.

Former Barrington Depot

Potential Enhancement Opportunities:

- Install appropriate street trees and sidewalks along Route 125 frontage.
- Upgrade and stripe the parking lot.
- Explore the potential for connecting the parking lot with the commuter lot directly north of the site.
- Replace the existing ground sign with a smaller monument sign with landscaped-base and external lighting.

Old Commuter Parking Lot (SW Corner of Rt. 125/9 ROW) – This excess right-of-way area is still utilized as parking for Calef's Country Store and other area businesses. This lot should be upgraded and connected to the parking areas behind the store and at the Old Barrington Depot to the south. There is a thick stand of large evergreen trees that screen the view of Calef's, the Post Office, and other village businesses from Route 125.

These trees should be thinned out. Sidewalks and appropriate street trees should be installed along the Routes 125 and 9 right-of-way, and excess areas should be used as open space with formal gardens, flower beds, and grass.

Irving Parcel (238-40) – This oddly shaped 1.5-acre parcel is located directly south of the Irving Convenience Store. The northern portion serves as access to the store with a very large right-turn-only curbcut with overhead lights. Additionally, several rows of small pine trees have been planted between the access road and the Route 125 right-of-way, which will further reduce visibility of buildings and businesses in the core of the Village Center as they grow.

Irving Access Road

The southern portion of the parcel is vacant and has approximately 450 feet of frontage along Route 125. The depth of the parcel ranges from about 50 to 100 feet so development potential is very limited. However, if combined with the property directly east (238-36), this becomes a key property in the core of the Village Center.

Potential Redevelopment Opportunities:

- Install appropriate street trees and sidewalks along Route 125 frontage.
- Reconfigure the access road to serve properties located on the south side of Route 9 from the rear and to provide a service road connection between Route 125 and Route 9 to bypass the intersection.
- Relocate pine trees to other areas of the Village Center where screening is needed.
- Replace overhead lights with traditional decorative fixtures.
- Combine the use of the southern portion of the parcel with property to the east to allow access to Route 125 and greater development potential.

Irving Oil and Convenience Store (238-39) – This 2.9-acre parcel is a key property for the Village Center as it is situated on the southeast corner of the Route 125 and 9 intersection in the core of the district. This gas and convenience store, a former two-story carriage house, was recently renovated and painted in a traditional yellow, which now serves as a model for future development in the center. However, the two gas pump canopies extending off each side of the building are inconsistent in color, style, and materials and diminish the overall site improvements.

Irving Gas and Convenience Store

Potential Redevelopment Opportunities:

- Install appropriate street trees and a sidewalk along Route 125 and 9 frontage.
- Replace gas canopies with a traditional design to match the convenience store.
- Thin out larger evergreen trees that line the Route 125 right-of-way to provide partial views of the site.
- Replace the two ground signs with smaller monument signs and relocate them to the southern edge of the property along Route 125 and the eastern edge of the property along Route 9.
- Explore potential infill development with the small commercial building located in northwest corner abutting the intersection and right-of-way. This building should be well designed with traditional architecture. It should serve as a model building for the district and give travelers the sense that they have “arrived” in the Village Center.

Southeast Corner of Route 125/9 (ROW Area) – Utilize this excessive right-of-way area in the southeast corner of the intersection with formal flower beds, gardens, and fencing to give the impression that this is public open space associated with the Village Center.

Route 125 Corridor North of Intersection

Citizens Bank (238-6) – The bank sits on a 1.49-acre parcel at the northeast corner of Routes 9 and 125. The building is a one-story red brick Cape style structure of approximately 1,800 square feet. While this is a key parcel in the Village Center, the bank is not particularly visible from Route 125 due to a series of large trees planted in front of the building. The building is also set back about 60 feet from Route 125 and 100 feet from Route 9, further reducing visibility. The bank is oriented to and has access to Route 9. A drive-thru lane on the north side of the building circulates around all sides of the building, and a large parking area is located on the south and east sides.

Citizen's Bank

<u>Potential Enhancement Opportunities</u>:

- Install appropriate street trees and sidewalks along Route 9 and 125 frontage.
- Explore the potential for connecting adjacent properties including Calef's, the Boyle residence, and Barrington East Condominiums (Eastern Avenue). This would disperse some of the northbound traffic away from the intersection.
- Locate future expansion in front of the existing building to fill out the building envelop along the Route 9 and 125 intersection.
- Replace the existing ground sign with a smaller monument sign and flower beds at the southwest corner of the property.
- Plant flower beds in the excess right-of-way area along Route 125.

George Calef's Fine Foods (238-5) – Calef's foods and deli is a key property and business in the Village Center. The building is a one-story Cape style with white clapboard siding and about 2,000 square feet. Parking is located primarily on the north side of the property with a single but very wide curbcut onto Route 125.

While the property (at 17,337 square feet and 100 feet of frontage) is sufficient to meet the needs of the business, it is below the minimum lot size requirement of 30,000 square feet in the Village District. This may unnecessarily delay future plans to expand the business, which would greatly contribute to the overall Village Center.

George Calef's Fine Foods

<u>Potential Enhancement Opportunities</u>:

- Install appropriate street trees and sidewalks along Route 125 frontage.
- Explore the potential for connecting adjacent properties including Citizens Bank, the Boyle residence, and Barrington East Condominiums (Eastern Avenue) through a shared access or service road behind the property.
- Locate future expansion in front and to the south of the existing building to fill out the building envelop along Route 125.
- Reduce the width of the curbcut to 24 feet to protect parking spaces and reduce turning speed.
- Install a terrace in front of the building for outdoor seating and display.

Boyle Residence

Boyle Residence (238-4) – This small single-family home sits on a 1.9-acre lot with 280 feet of frontage along Route 125. The property is level with a large yard area to the side and behind the home. It is surrounded by non-residential uses. Because it does not meet the current minimum lot size requirements for single-family homes in the Village District, further expansion of the home would require variances.

Potential Redevelopment Opportunities:

While the owners have not indicated an interest in selling or converting the house to any other use, the site is well suited for redevelopment for higher density commercial or residential uses. Under the current regulations, the property would allow for various commercial uses or two elderly housing units. However, this property could support a higher number of dwelling units.

Christian Worship Center (235-83) – This large church and school facility (27,560 square feet) on Route 125 was constructed in 1980. A large parking area is located around the building and access to Route 125 is shared with Federal Saving Bank to the north. The building is metal with a peaked roof and does not fit the design characteristics of a traditional New England Village Center. However, it is an important in terms of its use as a place of worship and as a gathering place for local and regional residents. The building is partially screened by large pine trees along Route 125, which should be maintained. The property could be enhanced by a sidewalk along the frontage of Route 125 with internal connections to the building.

Christian Worship Center

Federal Savings Bank (235-82) – This 2,872-square-foot building was constructed in 1985. The building is a two-story colonial style, and the drive-thru on the north side is well designed, matching the style of the rest of the facility. The building serves as a model for future banks in the Village Center. In addition to the bank, the Rochester Message Therapy Clinic is located in the building. The parking lot is situated on the north side of the property as well as the access to Route 125. A series of large pine trees partially screen the building from the highway.

Federal Savings Bank

Potential Further Development Opportunities:

- This is a fairly large parcel at 2.9 acres, and the building and parking area only utilize the front half of the property.
- The rear portion could be used for future bank or professional office expansion. Alternatively, it could also be used for residential condominiums similar to those at Barrington East directly behind the property.
- A sidewalk should be installed along the front of the property to Eastern Avenue where it would terminate.

Barrington Health Center (235-80) – This large facility was constructed in 1990 and includes over 7,000 square feet of medical offices. It is associated with Wentworth-Douglass Hospital and includes several dental and medical practitioners. The building is an attractive 1.5-story Cape style that serves as a model for future professional office building in the Village Center. Parking and access to Route 125 are located on the south side of the building. A low and moderately sized monument sign identifies the current facilities and is easy to read from Route 125. There are a series of large pine trees that partially screen the building from the highway. No additional development is anticipated on the property.

Barrington Health Center

Animal Hospital of Barrington (235-6) – This facility is located on Route 125 and was constructed in 2003. The building is a 1.5-story colonial style that serves as a model for future professional office developments in the Village Center. The parking area and curbcut is located on the north side of the building and shared with the adjacent Barrington Family Practice facility. Two monument signs are located at the access to Route 125 for each of these businesses. Together, they clutter the access and should be separated by shortening the animal hospital sign to the same height as the BFP sign and relocating it further south. The building is screened from the highway by a row of large pine trees.

The Animal Hospital of Barrington

<u>Potential Further Development Opportunities</u>:

The property is 3.58 acres and the building occupies the northern third of the property. The shared parking lot also saves land on site for future development. An expansion to the current facility is possible and would provide more commercial office space on site and within the Village Center. However, there are some wetlands on the southern half of the property that would limit substantial new development.

Barrington Family Practice

Barrington Family Practice (235-7) – This medical office building on Route 125 was constructed in 2001. It is one of the most attractive new commercial buildings in the Village Center and serves as a model for future development. Parking and access is shared with the animal hospital directly south. A stand of large pine trees limits the view of this building from Route 125.

While this is a larger commercial building than most others in the Village Center with about 7,000 square feet of gross floor area, it covers less than 5 percent of the lot, which is just under 4 acres. The building is so well designed that is does not appear to be as large as it is.

<u>Potential Further Development Opportunities</u>:

There is space on the lot for further expansion of this facility or additional new buildings. The building also serves as the northern gateway into the Village Center district, so the heavy tree along Route 125 should be thinned out to provide better views of the building and to create a sense of arrival into the district.

Barrington Pines LLP (235-5,8,9, and10) – This area includes four separate and vacant parcels on the northwest side of the Route 9/125 intersection. Together they make up 13.5 acres and 1,674 feet of frontage on Route 125. The area is bisected by the Animal Hospital of Barrington and the Barrington Family Practice buildings, which the owner, Charlie Moreno, developed over the past five years. The four parcels are heavily wooded with large stands of evergreen trees. They are also bisected by a small stream and the southern most parcel (235-5) appears to have a sizable amount of wetlands, further limiting development potential.

<u>Potential Future Development Opportunities</u>:

These properties are important to the future of the Village Center because of their visibility and location in the core area. They are well suited for a mix of commercial uses including retail, restaurant, and office uses.

The owner previously attempted to develop a restaurant on the 5.68-acre parcel (235-5) at the intersection about five years ago but was unsuccessful due to setback requirement from Route 125 of 100 feet. (This has since been reduced in the Village District to 20 feet). He is very encouraged by the Village Center concept and has indicated an interest in developing the property in keeping with the vision of an attractive rural Village Center, including the possibility of a restaurant at the corner as previously planned.

Mr. Moreno would also consider working with other property owners in the quadrant, such at George Calef (owner of parcel 238-3, the former railroad right-of-way behind his properties) and the Christmas Dove, to coordinate the type and character of the various developments and to provide internal access between Routes 125 and 9 on the west side. He was also amenable to selective thinning at the intersection to open up views of the pond and the Christmas Dove from the intersection.

Campbell Apartment Building (235-11) – This small apartment building is located on Route 125 north of Barrington Family Practice. The building is set back off the road and well screened by a thick stand of evergreens along the highway. The parcel is 3.68 acres and can support as many as five elderly housing units. Future development should be coordinated with Village Center development plans for the properties directly west and behind this property to the west.

Martel Property (235-12) – This vacant parcel is located directly north of the Campbell property on Route 125. The parcel is 4.5 acres and can support commercial office space or as many as six elderly housing units. Future development on the property should be coordinated with Village Center development plans for properties directly west and behind the property.

Route 9 Corridor West of Intersection

Calef's Corner (238-0050 and 0002) – This local landmark and heart of the Village Center is owned by Cobb-Horton Enterprises (CHE), which bought Calef's Country Store (238-50) and other properties from the Calef family a few years ago. The store is located on a 3-acre parcel with 177 feet of frontage on the south side of Route 9. There is a fair amount of parking located behind the store, but it is not well signed or used by customers. In addition to the country store, Edward Jones, Homestead Antiques and Crafts, and the Little Lamb Quilt Shop are also located in the old carriage house.

Calef's Corner

CHE also owns the 0.64-acre park-and-ride lot across the street from the store (238-0002), which is used for both customers and commuter parking. A portion of the lot is lit and paved. The number of commuter vehicles using the lot varies daily from about 3 to 15, according to area property owners and CHE. Parking for the store is also available in front of the building.

The issue of parking in front of the store and backing out into Route 9 traffic has been raised by some property owners in the area. CHE understands the concern and would be willing to make modifications if other parking improvements were made in the area.

<u>Potential Enhancement Opportunities</u>:

CHE and other property owners in the Village Center should consider working with the town and state on upgrading and connecting the old commuter lot located in the state's right-of-way and abutting the Calef property to the west. (This lot is owned by the State and is currently leased by the Town for $1). The upgrade of this lot would serve the parking needs of area businesses as well as commuters. This improvement may allow for the redevelopment of the current commuter lot on the north side of Route 9 for other purposes. CHE is also agreeable with the idea of exposing the view of the store from the intersection through selective thinning of existing trees.

New and Former Commuter/Calef's Parking Lot

With these parking improvements in place, the frontage along Route 9 could be modified to reduce the open curbcut and possibly replace head-in parking with on-street parallel parking. This parking would be short-term spaces, and longer-term parkers and employees could use the lots on the side and behind the building. The parking lot across the street would be available as well.

Other potential enhancements to the property include the following:

- Install sidewalk, appropriate street trees, and ornamental lighting along Route 9 in front of the store and the commuter lot on north side.
- Install a terrace in front of the building with outdoor seating and displays.
- Improve access and signage for the parking area behind the building.
- Improve access and aesthetics from the rear parking area to the building.
- Thin the trees on the west side of the property and in the state right-of-way to provide better visibility of Calef's and other buildings in the Village Center from the Route 9 and 125 intersection.

CHE is encouraged about the Village Center concept. They support the idea of creating a new town common that would integrate private businesses such as Calef's, the Christmas Dove, and others located in the vicinity.

Calef's Property and Ballfield

Calef Parcel (239-7) – Three Calef family members own the vacant lot behind Calef's Country Store, which is one of the key parcels for the Village Center. The 12.05-acre parcel is partially wooded and has access to Route 9, Route 125, and Malego Road. Currently, the property is partially open and includes a small baseball field. Several community events are held there including the annual fireworks show, the Peepers Road Race, and the antique truck show.

A few years ago the property was offered for sale to the town to create a public park but was rejected at town meeting. The family has no plans for development and the property is currently for sale.

<u>Potential Future Development Opportunities</u>:

Several local residents have suggested various uses for this property but most agree that it should be used primarily for a public gathering space with limited mixed-use development on the periphery. Other suggestions include:

- Reconsider the town acquiring the property for civic and limited mixed uses.
- Maintain the center of the property for open space and civic uses. This should include open fields for passive and active recreational uses and possibly a small community center for public events and activities.
- Utilize the areas of the parcel with frontage on Mallego Road for elderly housing.
- Provide internal circulation between Route 9 and Route 125 with additional access to Mallego Road, the elementary school, and Barrington Station.
- Provide trail connections to surrounding neighborhoods, the elementary school, and across Route 9 to the Christmas Dove site.

Former Railroad Right-of-Way (238-3) – This strip of land stretches from the Route 9 and 125 intersection north beyond the Village District. The property is approximately 80 feet in width and 11.6 acres. It is currently used as an informal trail for hiking, biking, and snowmobiling. The trail itself is about 12 feet wide and raised onto the old rail bed, which is lined with trees. There may be some isolated wetland areas at the edge of the right-of-way due to the drainage patterns created by the raised bed.

Former Railroad R.O.W.

The right-of-way is an important property because it bisects the core of the Village Center and separates properties fronting the west side of Route 125 north of the intersection from the Christmas Dove and adjoining properties to the west, where much of the potential new development is proposed.

Potential Future Development Opportunities:

The former rail bed is the key to connecting the core of the Village Center to Route 125, visually and physically. While development on the parcel itself is limited because the lot is quite narrow and access is limited, it can be an integral part of the develop plans on either side in the core of the Village Center. The property owners, together with other owners on either side, should work together to create a comprehensive plan for development which includes the right-of-way while maintaining its use as a trail, which serves as an important connection for neighborhoods north of the Village Center.

Commuter Lot

Commuter Parking Lot (238-2) – CHE owns the 0.64-acre park-and-ride lot across the street from Calef's Country Store (238-0002), which is used for both customers as well as commuter parking. A portion of the lot is lit and paved. The number of commuter vehicles using the lot varies daily from about 3 to 15, according to area property owners. The property also contains two small barns, which appear to be in average condition.

Potential Future Development Opportunities:

The two small barns could be restored and expanded to provide small commercial retail and office spaces across from the store and in the heart of the district. Any future buildings should be placed close to the street with parking located behind. If the former commuter lot and parking area behind the store are renovated, then more opportunity is provided to redevelop this lot. The area along the front should include streetscape improvements such as new sidewalks, street trees, and ornamental lighting. Access should be confined to one curbcut onto Route 9 at the west end of the property.

Haley House on Route 9

Haley Residence (238-1) – Mr. Haley owns this 1.5-acre parcel with 330 feet of frontage on the north side of the Route 9 across from Calef's Country Store. The large historic home located on the property was built in 1889. It is used as a single-family residence and the attached carriage house is operated as The Barn Store by Mr. Haley. This retail operation includes toys, gifts, and industrial clothing. Customers are primarily from Barrington, Rochester, and Dover. However, the store is only open two days a week.

Potential Future Development Opportunities:

This is a key property in the Village Center for its central location and historic character. The home and carriage house have the potential to be renovated and expanded for a mix of additional retail, office, and residential uses. Also, the side lot on the east side of the property could be used for an expansion of similar uses.

Hayes Residence on Route 9

Hayes Residence (239-2) – This historic home was built in 1790 and is located on the north side of Route 9 just west of the Svenson home and across from the Henderson home in the core area of the Village Center. The residence is currently occupied as a single-family home that sits on a 2.8-acre parcel with 213 feet of frontage on Route 9. This is an important building in the Village Center for its location, architecture, and history and serves as a model for traditional residential architecture. The property has the potential for continued use as a single-family home as well as for a B&B or

commercial office. Additional development is also possible on the east side of the lot for similar uses as well as elderly housing. Any additional development should maintain the traditional architecture of the home.

Henderson Residences

Henderson Residence (239-3) – This historic home was built in 1890 in the core of the Village Center. A second small historic residence is also situated on the property near the front property line. This may have been a former barn or store. The property is just under 1 acre of land and has 300 feet of frontage on Route 9. It is a key property in the Village Center for its traditional architectural style and location. There is potential for both residences, particularly the smaller one, to be used for commercial office or retail uses in the future. Additional development could also be placed on site west of the parcel for both residential and commercial purposes. However, future development potential is limited by the current minimum lot size in the district.

Christmas Dove and Other Property Owner Partnership (234-0079, 0057, 239-1, 235-0001, 0002, 0003, and 0004) – This informal partnership includes the Svenson family (owners of the Christmas Dove), Richard Kay, the Henderson family, Kim Boyer, and the Lemos family. In all, there are seven properties involved in this potential collaboration for a total of 138.85 acres. Additional properties could also be added to the partnership. The potential properties involved make up the vast majority of the northwest quadrant of the Route 9 and 125 intersection.

The terrain includes open fields and rolling hills that rise away from the intersection. A small pond directly northwest of the intersection provides an attractive setting for existing and future land uses. There appears to be a few interim streams and wetlands areas on site. The area also includes six single-family homes and the Christmas Dove Store and parking area.

Christmas Dove

Swenson Property

<u>Potential Future Development Opportunities</u>:

In general, the participants are enthusiastic about the Village Center concept and interested in creating a comprehensive mixed-use plan with commercial development and mixed residential/commercial oriented toward the Route 9 and 125 intersection. The focal point of this mixed-use core would include the Christmas Dove and existing homes, and would also potentially include civic uses such as a town common and possibly a new public library. Moving further away from the intersection, townhouse and elderly housing condominiums and apartments would be sited with traditional single-family village neighborhoods beyond this site. The group would also like to create a series of open spaces and trail connections within the development areas as well as other areas of the district.

Traditional architecture and buildings patterns are the general preference of the group so that it blends in and complements some of the more attractive existing buildings in the center. At the intersection, selective thinning of the evergreen stand would provide views of the pond and new village area and connect it to the highway and other surrounding land uses. Internal roadways would connect the various property owners as well as connections to Route 9 and Route 125.

The group was also interested in working with other key property owners to expand the plan, such as CHE (Calef Country Store), Dwight Haley, George Calef (owner of the railroad right-of-way), Charlie Moreno (Barrington

Pines LLC), and the Hayes family to expand the development plans. They would like to see a town common created on both sides of Route 9 with existing and future buildings scattered around and within it, such as the Christmas Dove, the Svenson Home, future civic buildings, Calef's Country Store, and the post office.

Potential Development Issues:

The potential for this property to be developed in partnership as a traditional Village Center may be constrained by certain land use regulations and environmental issues. For example, the 80,000-square-foot minimum lot size for single-family homes and 30,000-square-foot minimum for commercial and elderly housing units may not provide the density or flexibility to create a Village Center. Additionally, the 62+ minimum age requirement for elderly housing residents is somewhat restrictive.

The 80,000-square-foot minimum lot size could possibly be reduced or conservation subdivisions allowed in the Village District so that single-family homes could be located on smaller lots but centered around common open spaces like in traditional village neighborhoods. It is also worth considering reducing the age requirement for elderly housing to 55+.

Additional issues on the property include water and septic capacity. Community water and septic systems may be necessary for a project of this size. A package treatment plant may be the best way to handle septic needs of the development as well as other projects in the Village Center.

Seaver Residence (238-51) – This single-family home is located directly west of Calef's County Store. This historic home and carriage house was built in 1894 and is a good example of traditional village residential architecture.

The parcel is approximately 22,000 square feet with 170 feet of frontage on Route 9. The existing home is located on the west side of the property and would allow for a small infill building adjacent to Calef's which could be used for residential or commercial purposes. The existing home could also be used for home occupation or small office space. However, current zoning restricts these options.

Seaver Residence

DiJoseph Residence (239-4) – This single-family residence sits on the southeast corner of Route 9 and Mallego Road just north of the post office. The home was built in 1877 as is oriented toward Mallego Road. It is a traditional village–style, single-family residence and located in the core area of the Village Center

The property is about 26,500 square feet with 150 feet of frontage on Route 9 and 181 feet of frontage on Mallego Road. It does not meet the current minimum lot size for either residential of commercial uses in the Village District. However, the residence is set back about 125 feet from Route 9 and would allow for a second home to be placed on site if lot sizes reflected true small village dimensional patterns. This development would infill the corner of Mallego Road and Route 9, which is a key location on the Village Center.

DiJoseph Residence

Barrington Post Office (239-5) – This 1.92-acre parcel is privately owned but leased by the Barrington Post Office. The post office is a key anchor for the existing and future Village Center and serves as a draw for the entire community. Several villages and town centers around the country have lost their post offices to commercial highway locations. It is critical that the community retains the post office in the Village Center and integrates it into future development plans.

Barrington Post Office

Other Potential Enhancements:

- Install sidewalks and landscaping on site.
- Integrate with other surrounding properties as improvements are made to the Village Center.
- Improve access to Mallego Road and Route 9.

Edges Outdoor Specialty

Edges Outdoor Specialty Store (239-112) – The store is a converted residence that was originally constructed in 1963. The building is approximately 4,100 square feet and sits on a 25,000-square-foot lot. While the store has quality merchandise and adds an important retail element to the Village District, it lacks visibility from the Route 9 and 125 intersection where most local and regional traffic passes.

Hayes Vacant Parcel (239-111) – This 1.4-acre parcel is located on the west side of Mallego Road directly across from the post office and about 200 feet south of Route 9 behind Edges Outdoor Specialty Store. The property does not meet the minimum lot size of 2 acres for a single-family home even though it is well suited for this use and most other homes on Mallego Road are similar in size. The property is also well suited for limited elderly housing.

Hayes Residence (239-113) – This 1,800-square-foot single-family home was built in 1964 and is located on the south side of Route 9 just west of the Edges Outdoor Specialty Store. The property is 33,500 square feet and has limited potential for alternative uses except home occupations and small professional office uses.

Gibson Residence (239-114) – This 1,400-square-foot single-family home was built in 1969 and is located on the south side of Route 9 just east of the Barrington Historical Society. The property is 31,000 square feet and has limited potential for alternative uses except home occupations and small professional office use.

Barrington Historical Society (239-115) – The Historical Society is a key cultural asset in the Village Center. This small building was originally constructed in 1899 and provides space for small gatherings and a collection of local historic artifacts. It should be connected to the core Village Center by sidewalks and enhanced with street trees and landscaping in front of the building.

Pine Grove Cemetery (239-116) – This town-owned cemetery is the largest in the community and is a significant historic and cultural asset in the Village District. The cemetery could be used for passive recreational purposes such as trails that would connect to surrounding neighborhoods and the Village Center.

Henderson Property (234-77 and 78) – These two vacant parcels are located on the north side of Route 9 just west of the Henderson House. Together, they amount to 3.4 acres with about 281 feet of frontage. One of the parcels (234-78) is 1.3 acres and does not meet the Village District's minimum lot size requirement for single-family homes. Nonetheless, they have good potential for traditional single-family homes or for small commercial office buildings.

Route 9 Corridor East of Intersection

Haley's Corner L.P. (238-7) – This property is located on the north side of Route 9 just east of the Route 125 intersection next to Citizens Bank. The property is 2.26 acres with 136 of frontage. There is a single-family residence on site but a site plan has been submitted for a small commercial plaza. The property has good potential for this use. However, the owner should consider using a joint curbcut with Citizens Bank and extending an internal access to abutting properties on Route 125, including Eastern Avenue.

Haley's Corner L.P.

Full Moon Farm (238-8) – This property includes a historic home and barn, which are known as the Full Moon Dairy Farm. The property is 2.1 acres with 285 feet of frontage on Route 9. It has potential for a mix of residential and small commercial uses within the old barn.

Full Moon Farm

Avanti Salon (238-38) – This former single-family home was recently converted into a beauty salon. The 42,698-square-foot parcel with 165 feet of frontage is located on the south side of Route 9 just east of the Irving Convenience Store and the Route 9 and 125 intersection. It is one of the newest businesses in the Village Center and provides service to local residents. A small ground sign has been placed directly in front of the building and parking is located on the side. Further streetscape improvements are needed along Route 9 including a sidewalk and street trees. No further development is anticipated on this site.

Avanti Salon

Lawrence Haley Residence (238-37) – This single-family home is located on the south side of Route 9 just west of the Avanti Salon. The 40,000-square-foot parcel has 180 feet of frontage. The home could be used in the future for home occupation or as a small office. No additional development is anticipated on the property.

Waldron Haley Property (238-36) – This 33-acre parcel in centrally located in the Village Center and has access to both Route 9 and 125. The historic home located on the Route 9 side of the property was built in 1939 and is used as a single-family residence. There appears to be no significant wetland or topographic constraints on the site.

Potential Future Development Opportunities:

The property is well suited for a mix of commercial and residential uses. Commercial uses should be oriented toward Route 125 with direct access to the highway through the property's frontage or by a shared curbcut with Irving Oil's existing access road. The interior portion of the property should be used for a mixture of single-family homes and elderly townhouses in a traditional neighborhood development pattern. Internal circulation should provide access to both Route 9 and Route 125 as well as to the adjacent Wilson property to the west. Future development should also provide for a trail connection between the elementary and middle schools and streetscape improvements along Route 9 and 125.

Calef Property (238-9, 10, and 14) – These three parcels have a combined acreage of approximately 70 acres and 540 feet of frontage on Route 9. Two of the parcels are vacant and one includes a historic residence (238-9) built in 1937. The largest parcel (238-14) is 66 acres and is accessed by the other parcels on Route 9. These lots were recently subdivided from two adjoining parcels. There is also a potential secondary access potential through the Wedgewood Estates subdivision (Benajah Drive) at the rear of the property. There appears to be some wetlands on site but, according to the owner, the property surveyed or flagged for wetlands.

Potential Future Development Opportunities:

The property is well suited for residential development. Because it is in the Village Center core area, a traditional neighborhood design and layout should be used. This could be a mix of single-family as well as elderly multi-family housing. The wetlands on site should be clearly defined and protected. However, they should be used for passive recreation such as picnic areas and trails to enhance the neighborhood. Connections should be made between Route 9 and Benajah Drive to link the two neighborhoods and disperse local traffic away from the Route 9 and 125 intersection.

A new traditional neighborhood development (TND) on this property would fill out the Village Center, serve as a primary market for businesses, and fulfill the need for local elderly housing. However, the current minimum lot size requirements in the Village District, as well as the prohibition of conservation subdivisions, may significantly limit the development potential of this land.

Drew Property (238-16, 16.2, and 18) – These three parcels have a combined acreage of 66.57 acres and approximate frontage of 1,536 on the north side of Route 9. The property abuts the Calef parcel to the west and is across the street from the Barrington Middle School. There appears to be some wetland areas on site surrounding Drew Pond near Route 9. The property is well suited for a traditional neighborhood development with a mix of single-family homes and elderly housing units in coordination with the Calef property to the west.

St. Cyr Residence (238-11) – This single-family home was built in 1966. The property is 1.8 acres with approximately 225 feet of frontage on the north side of Route 9. The home is placed in the middle of the lot and no future development is anticipated on the property. The residence could be used for a home occupation or a small office space.

Sherrill Property (238-12 and 13) – Parcel 238-12 has 1.4 acres and 180 feet of frontage on the north side of Route 9. A single-family home built in 1970 is located on the property, which could potentially be used for home occupation or a small commercial office. The adjoining vacant parcel (238-13) is 1.3 acres with 190 feet of frontage. While the parcel does not meet the minimum lot size for a single-family home or more than one elderly housing unit, it is best suited for either of these residential uses.

Spinale Residence (238-35) – This single-family home is located on the south side of Route 9 just east of the Haley property. The lot is 1.5 acres with 300 feet of road frontage. No additional development is anticipated on the property. There is potential for the residence to be used for home occupations or as a small commercial office.

Gaudiello Residence (238-34) – This single-family home is located on the south side of Route 9 just east of the Spinale residence. The lot is 1.84 acres with 197 feet of road frontage. No additional development is anticipated on the property. There is potential for the residence to be used for home occupations or as a small commercial office.

Wilson Property (238-33) – This vacant 27-acre parcel has 276 feet of frontage on the south side of Route 9. The property abuts Barrington Middle School to the east and the Waldron Haley property to the west. There appears to be some wetland areas in the center portion of the lot but this may not be a significant development factor. The property has good future land use potential for single-family and elderly housing in a traditional neighborhood design. Any future development should be coordinated with both the school and Haley property as they are developed.

Barrington Middle School

Barrington Middle School (238-31) – This property contains 115 acres with approximately 947 of frontage on the south side of Route 9. The middle school was built in 2003 and includes over 170,000 square feet of finished floor area. The middle school is an attractive two-story brick building with traditional architecture. The building sits back about 250 feet from the road and is not generally visible from Route 9.

While there appears to be some wetlands located in the central portion of the property, there are large areas of the property with development potential. The middle school is only using about 20 percent of the entire parcel. Local officials have discussed the possibility of using the remaining lands for a new public high school in the future. Existing and future public facilities on site should be connected with surrounding areas. For example, a sidewalk on Route 9 should connect the school entrance to the Route 125 intersection. Trails should also be used to connect to existing and future development areas such as Route 125 to the west and possibly Province Road to the south.

Nick's Meadow Farm (238-19) – The Rice family owns this 172-acre farm on the north side of Route 9 just west of the Major Waldron Sportsman Club. The historic farmhouse was built in 1860 and is located near Route 9 along with the commercial farmstand, which was reconstructed a few years ago. The property has approximately 740 of frontage on Route 9.

Future Development Potential:

The owners are interested is developing the farm and have been working with a development company that may be interested in buying the property. Of the 172 acres they estimate that 25 percent is wetlands, and 15 percent is buffer area around the wetlands that is prohibited from development. There appears to be some steep slopes as well. It is estimated that approximately 100 to 150 housing units could be accommodated on the property. This may include a mix of single-family and elderly housing units which could be detached or four-to-eight-unit condominiums. A secondary access would be needed for a development this size, which could possibly be accomplished through Deer Ridge Drive or the abutting Drew property if developed in the future.

The property owner would also like to expand commercial development along the Route 9 frontage where the farmstand is located. This may include five to six more buildings similar in design and size to the farmstand. These buildings could be mixed-use with low-tech, professional, and service businesses on the ground floor and apartments above. It has been suggested as a possible future site for the public library.

The property owners understand that some residents would not want to see the farm developed. However, they feel the property taxes are too high to continue to operate as a farm and the value of the land for development is too significant to preserve it. The property may be well suited for a conservation subdivision that would allow for residential development while preserving some of the more valuable farmlands. However, conservation subdivisions are currently not allowed in the Village District.

Major Waldron Sportsman Club (237-4, 9 and 238-22) – The sportsman club includes four parcels amounting to 155 acres on both sides of Route 9 at the east end of the Village District. The clubhouse sits on the north side of Route 9 on a 74-acre parcel that also includes two other buildings used for various sporting activities. The club is abutted to the north by the city of Portsmouth's water supply and to the west by the Rice Farm. The club's representative is supportive of the Village Center concept. However, they are concerned with potential new residential development on some of the larger tracks of land east of the Route 9/125 intersection. The sportsman club has significant development potential but should be preserved for open space and passive recreational activities.

Stone Residence (237-7) – This 20-acre parcel is on the north side of Route 9 at the Madbury Town Line and next to the Major Waldron Sportsman Club. This is the eastern edge of the Village District. While the owners have not indicated an interest in further development, the property has some potential for additional residential uses. Any future development should consider using a conservation design to preserve the natural attributes on site.

Other Key Vacant or Partially Used Properties

Muckian Property (251-1) – This 67-acre property is located at the northeast corner of the Route 125 and Province Road intersection at the southern end of the Village District. The historic home was built in 1790 and is currently used as a single-family residence. The property abuts the Barrington Middle School property to the north and TurboCam to the east. It may be well suited for residential development under a conservation subdivision, which would preserve some of the more attractive features of the site.

Keravich Property (250-132) – This 13.5-acre property is located at the northeast corner of Route 125 and Province Road, and at the southern end of the Village District. It has approximately 487 feet of frontage on Province Road and 1,200 feet of frontage on Route 125 with direct access to both roads. The property is currently used as a single-family residence and the Autos in the Orchard used car lot. However, it has potential for other uses as well, such a small business park or elderly housing.

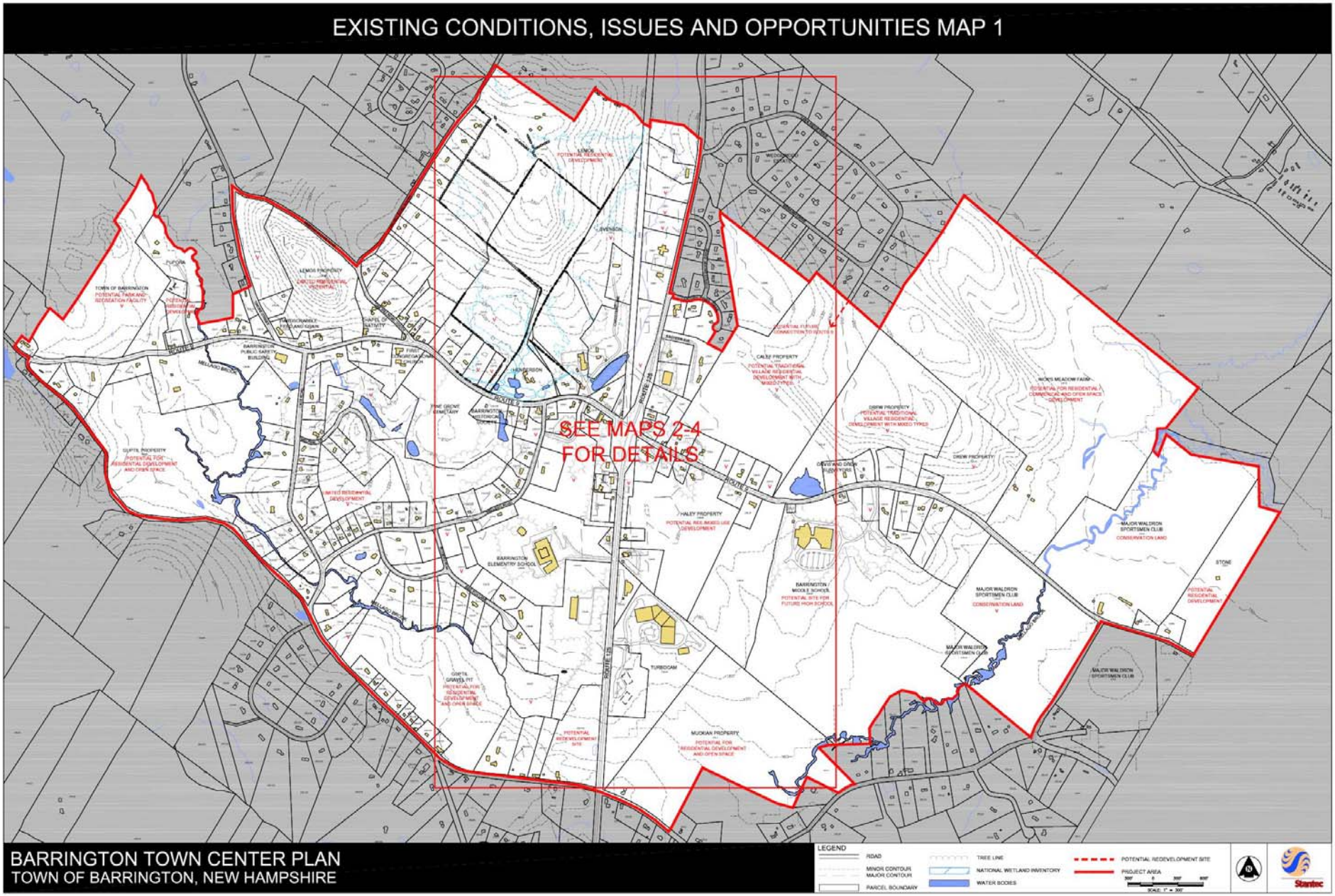
Guptil Gravel Pit (239-35) – This 43-acre parcel is located on Province Road in the southern portion of the Village District. The property is currently used as a gravel operation but has potential for limited residential development. The property is bordered to the north by the Mallego Brook and there are some associated wetland areas. However, the property has limited potential for residential development. It is probably best used as a conservation subdivision which would protect natural attributes on the property.

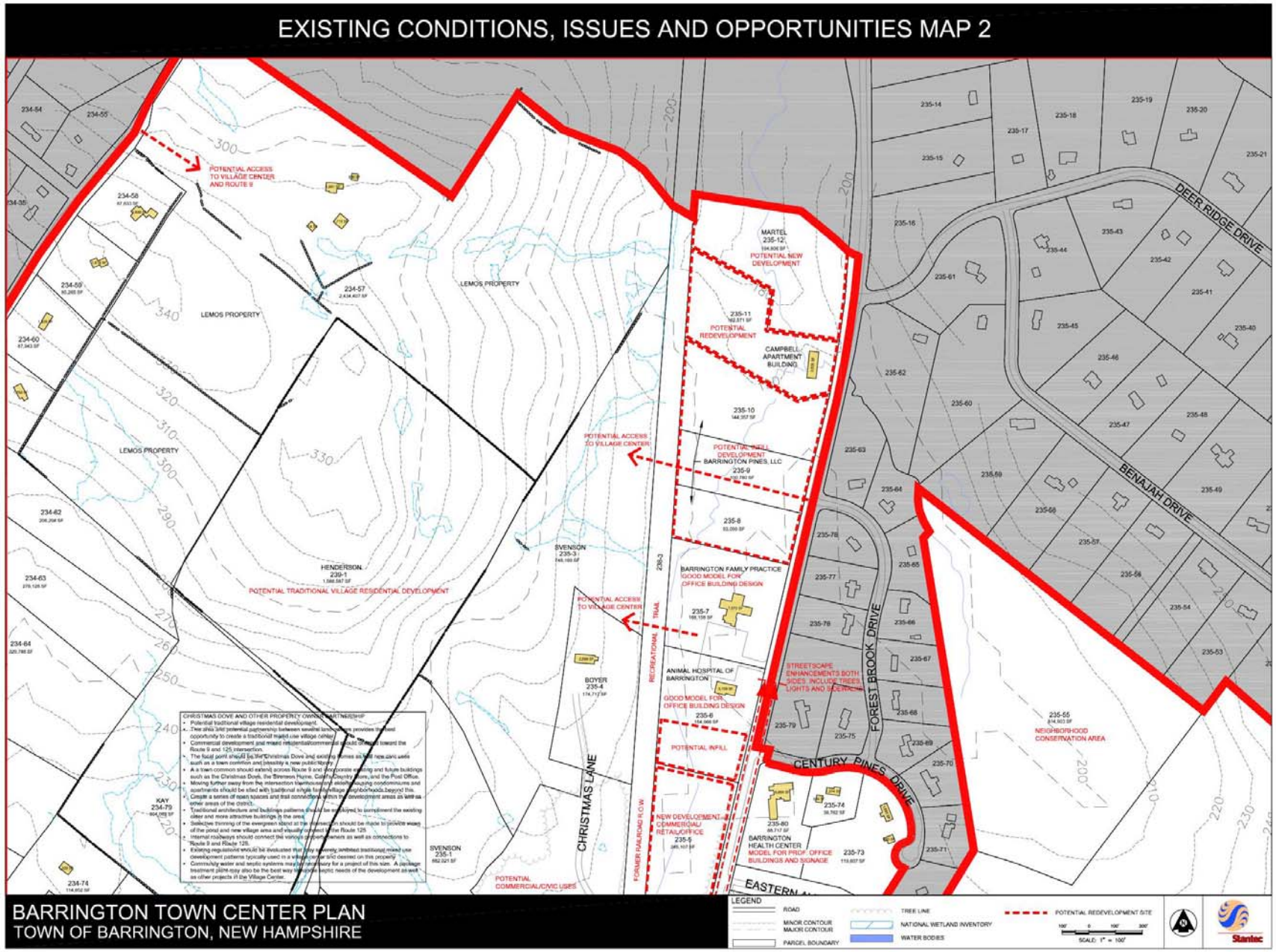
Guptil Property (239-66) – This property is also located on Province Road in the western portion of the Village District. The 55-acre parcel has approximately 2,400 feet of frontage on Province Road. The vacant parcel is bordered to the east by the Mallego Brook and appears to have a significant amount of wetlands. The property is also bisected by a PSCNH utility easement. This property has limited potential for residential development. It is probably best used as a conservation subdivision which would protect natural attributes on the property.

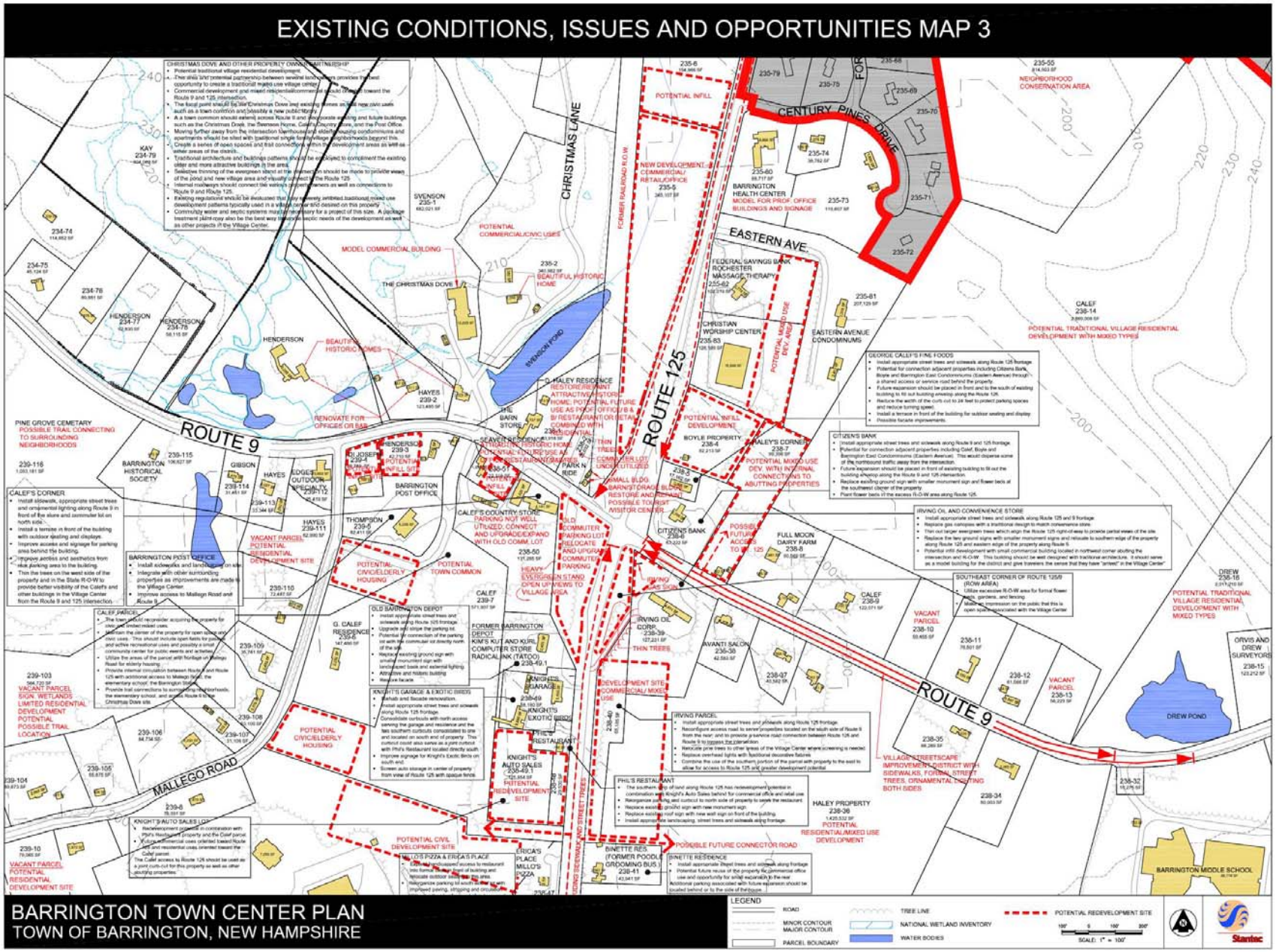
Town of Barrington Parcel (234-1) – This vacant 34-acre parcel (also known as the Clark Goodwill site) is a former sand and gravel pit that was recently acquired by the town. The property is on the western end of the Village District with approximately 564 feet of frontage on Route 9. The town has plans to use the property for a recreation center with multiple facilities for various passive and active sporting activities.

Lavoie Gravel Pit (234-23) – This 10.7-acre parcel is vacant and located on the corner of Smoke Street and Meeting House Road. The property has some steep terrain and is bisected by the PSCNH powerline easement, which limits development potential. The owner would like to build affordable residential units and is concerned that Barrington needs moderately priced housing. He has developed moderately priced single-family homes across the street from this property.

Haley Property (234-25) – This vacant 24.7-acre parcel has access to Route 9, Smoke Street, Old Hill Road, and Meetinghouse Road. The property has steep slopes limiting its development potential.


EXISTING CONDITIONS, ISSUES AND OPPORTUNITIES MAP 1
SEE MAPS 2-4 FOR DETAILS
BARRINGTON TOWN CENTER PLAN
TOWN OF BARRINGTON, NEW HAMPSHIRE
LEGEND
ROAD
MINOR CONTOUR
MAJOR CONTOUR
PARCEL BOUNDARY
TREE LINE
NATIONAL WETLAND INVENTORY
WATER BODIES
POTENTIAL REDEVELOPMENT SITE
PROJECT AREA
Stantec


EXISTING CONDITIONS, ISSUES AND OPPORTUNITIES MAP 2
POTENTIAL ACCESS TO VILLAGE CENTER AND ROUTE 9
LEMOS PROPERTY
HENDERSON 239-1
POTENTIAL TRADITIONAL VILLAGE RESIDENTIAL DEVELOPMENT
MARTEL 235-12
POTENTIAL NEW DEVELOPMENT
POTENTIAL REDEVELOPMENT
CAMPBELL APARTMENT BUILDING
POTENTIAL INFILL DEVELOPMENT
BARRINGTON PINES, LLC
BARRINGTON FAMILY PRACTICE
GOOD MODEL FOR OFFICE BUILDING DESIGN
ANIMAL HOSPITAL OF BARRINGTON
POTENTIAL INFILL
NEW DEVELOPMENT COMMERCIAL/ RETAIL/OFFICE
BARRINGTON HEALTH CENTER
MODEL FOR PROF. OFFICE BUILDINGS AND SIGNAGE
STREETSCAPE ENHANCEMENTS BOTH SIDES INCLUDE TREES LIGHTS AND SIDEWALK
NEIGHBORHOOD CONSERVATION AREA
POTENTIAL COMMERCIAL/CIVIC USES
CHRISTMAS LANE
FOREST BROOK DRIVE
CENTURY PINES DRIVE
DEER RIDGE DRIVE
BENAJAH DRIVE
EASTERN
RECREATIONAL TRAIL
FORMER RAILROAD R.O.W.
BOYER 235-4
SVENSON 235-3
SVENSON 235-1
KAY 234-79
BARRINGTON TOWN CENTER PLAN
TOWN OF BARRINGTON, NEW HAMPSHIRE
LEGEND
ROAD
MINOR CONTOUR
MAJOR CONTOUR
PARCEL BOUNDARY
TREE LINE
NATIONAL WETLAND INVENTORY
WATER BODIES
POTENTIAL REDEVELOPMENT SITE
SCALE: 1" = 100'
Stantec


EXISTING CONDITIONS, ISSUES AND OPPORTUNITIES MAP 3
ROUTE 9
ROUTE 125
CHRISTMAS LANE
CENTURY PINES DRIVE
EASTERN AVE.
MALLEGO ROAD
BARRINGTON HEALTH CENTER
FEDERAL SAVINGS BANK
CHRISTIAN WORSHIP CENTER
EASTERN AVENUE CONDOMINIUMS
THE CHRISTMAS DOVE
SVENSON POND
DREW POND
BARRINGTON HISTORICAL SOCIETY
BARRINGTON POST OFFICE
PINE GROVE CEMETERY
BARRINGTON MIDDLE SCHOOL
BARRINGTON TOWN CENTER PLAN
TOWN OF BARRINGTON, NEW HAMPSHIRE
LEGEND
ROAD
MINOR CONTOUR
MAJOR CONTOUR
PARCEL BOUNDARY
TREE LINE
NATIONAL WETLAND INVENTORY
WATER BODIES
POTENTIAL REDEVELOPMENT SITE
SCALE: 1" = 100'
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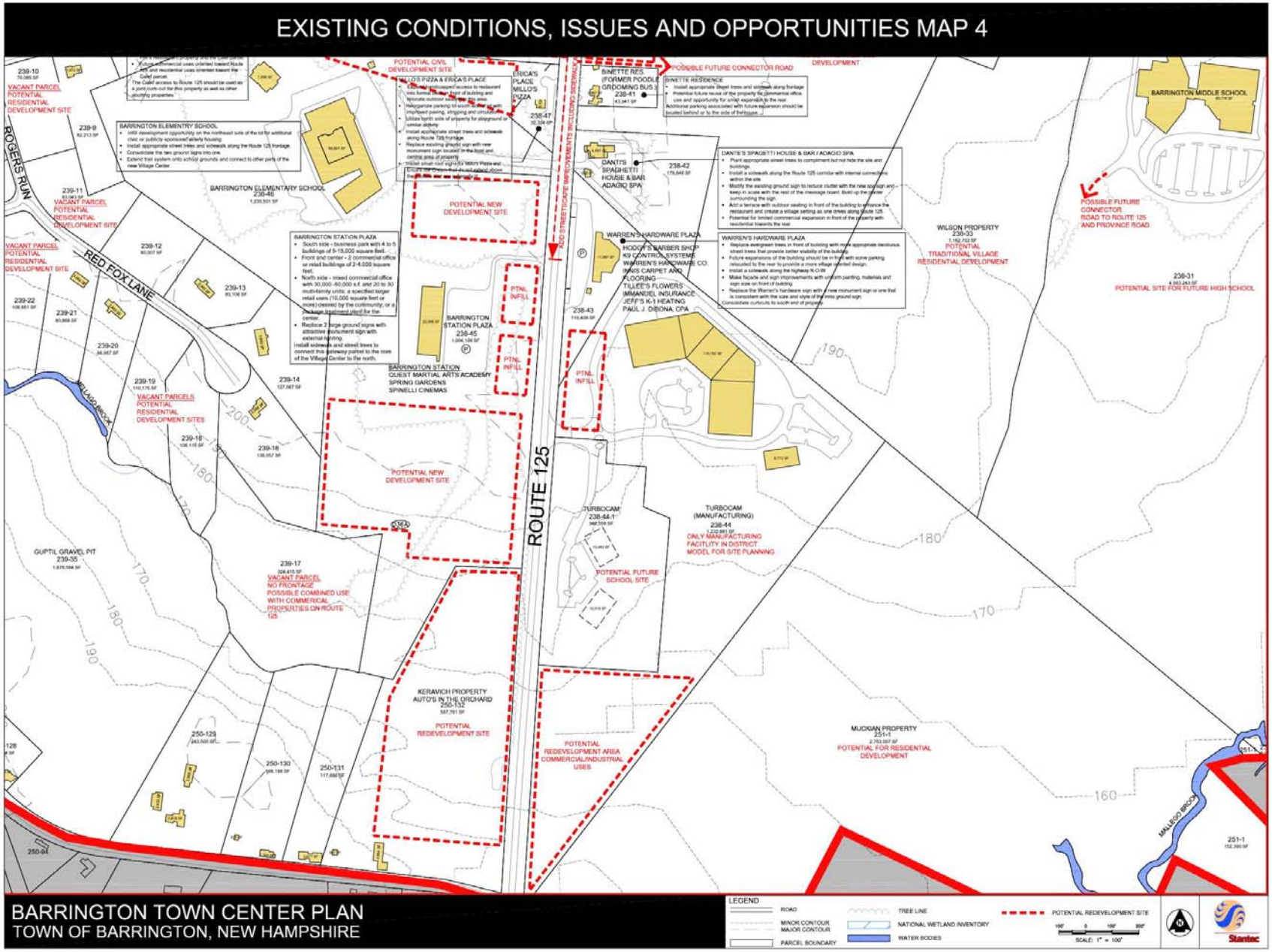
EXISTING CONDITIONS, ISSUES AND OPPORTUNITIES MAP 4
ROUTE 125
RED FOX LANE
ROGERS RUN
BARRINGTON ELEMENTARY SCHOOL
BARRINGTON MIDDLE SCHOOL
POTENTIAL NEW DEVELOPMENT SITE
BARRINGTON STATION PLAZA
POTENTIAL FUTURE CONNECTOR ROAD
POSSIBLE FUTURE CONNECTOR ROAD TO ROUTE 125 AND PROVINCE ROAD
WILSON PROPERTY
POTENTIAL TRADITIONAL VILLAGE RESIDENTIAL DEVELOPMENT
POTENTIAL SITE FOR FUTURE HIGH SCHOOL
TURBOCAM (MANUFACTURING)
ONLY MANUFACTURING FACITLITY IN DISTRICT MODEL FOR SITE PLANNING
POTENTIAL FUTURE SCHOOL SITE
GUPTIL GRAVEL PIT
KERAVICH PROPERTY
POTENTIAL REDEVELOPMENT SITE
POTENTIAL REDEVELOPMENT AREA COMMERCIAL/INDUSTRIAL USES
MUCKIAN PROPERTY
POTENTIAL FOR RESIDENTIAL DEVELOPMENT
MALLOGO BROOK
BARRINGTON TOWN CENTER PLAN
TOWN OF BARRINGTON, NEW HAMPSHIRE
LEGEND
ROAD
MINOR CONTOUR
MAJOR CONTOUR
PARCEL BOUNDARY
TREE LINE
NATIONAL WETLAND INVENTORY
WATER BODIES
POTENTIAL REDEVELOPMENT SITE
SCALE: 1" = 100'
Stantec