

Project Application

Land Use Department

P.O. Box 660; 333 Calef Hwy, Barrington, NH 03825 ♦ Phone: 603-664-5798 ♦ Fax: 603-664-0188

Case Number: 235+239-1,2,3+2-TC-PUD/SUB Design Project Name: Svenson & 1962 Real Estate, LLC Date: 6/6/2016

Staff Signature required PRIOR to submittal

PRELIMINARY APPLICATION: Preliminary Conceptual Review Design Review Development of Regional Impact

FORMAL APPLICATION:

Subdivision Type: Major Minor Conventional Conservation
Site Plan Review: Major Minor
Conditional Use Permit Sign Permit Boundary Line Adjustment Special Permit
Change of Use Extension for Site Plan or Subdivision Completion
Amendment to Subdivision/Site Plan Approval Other

Project Name: Svenson & 1962 Real Estate, LLC Area (Acres or S.F) 37.5 acres
Project Address: Christmas Lane & NH Route 9
Current Zoning District(s): Town Center (TC) Map(s) 235 & 239 Lot(s) 1, 2, 3 & 2
Request: Preliminary Conceptual Review

The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

All contacts for this project will be made through the *Applicant* listed below.

Owner: (1) John & Linda Svenson (2) Garth & Elizabeth Svenson (3) 1962 Real Estate, LLC

Company: See attached contact information.
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Applicant (Contact): Same

Company: _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Developer: Same

Company: _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Architect: N/A

Company: _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Engineer: Kenneth A. Berry PE LLS, Christopher R. Berry, Project Manager

Company: Berry Surveying & Engineering
Phone: (603) 332-2863 Fax: (603) 335-4623 E-mail: k.berry@berrysurveying.com
Address: 335 Second Crown Point Road, Barrington, NH 03825

Owner Signature

Barbara Duane

Staff Signature

Applicant Signature

6/6/2016

Date

Attorney for Applicant
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FRANCIS X. BRUTON, III
CATHERINE A. BERUBE

OF COUNSEL
JAMES H. SCHULTE

Bruton & Berube, PLLC

ATTORNEYS AT LAW

798 Central Avenue
Dover, NH 03820

TEL (603) 749-4529
(603) 743-6300
FAX (603) 343-2986

www.brutonlaw.com

June 6, 2016

VIA HAND DELIVERED

Marcia Gasses
Planner and Land Use Administrator
Town of Barrington
Land Use Department
P.O. Box 660
333 Calef Hwy
Barrington, NH 03825

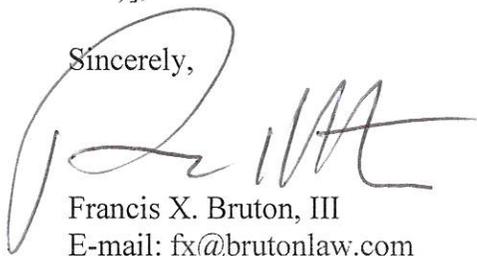
**RE: Preliminary Conceptual Review
John and Linda Svenson & Garth and Elizabeth Svenson & 1962 Real Estate, LLC
Map 235, Lots 1, 2, & 3 and Map 239, Lot 2
Christmas Lane and Route 9, Barrington, NH**

Dear Ms. Gasses:

Please accept this correspondence as the above referenced Applicants' request for Preliminary Conceptual Review pursuant to Article 3.2 of the Barrington Subdivision Regulations.

At the recommendation of the Zoning Board of Adjustment, the Applicants have enclosed a Project Application Form seeking preliminary conceptual review only in general form of the proposed project as is related to the reasonableness of two variance requests before the Zoning Board of Adjustment. As such, we have enclosed copies an original plus eleven copies of the application, plan, and abutters list as well as three full size copies of the plans. In addition, we have enclosed the associated filing fee of \$372.00 [\$372.00 = \$175.00 (Application Fee) + \$147.00 (\$7.00 x 21 abutters) + \$75.00 (Legal Notice Fee)], and four sets of abutter labels.

Sincerely,



Francis X. Bruton, III
E-mail: fx@brutonlaw.com

FXB/mas
Enclosures

cc: John and Linda Svenson
Garth and Elizabeth Svenson
1962 Real Estate, LLC
Berry Surveying & Engineering

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PLANNING BOARD**

**John & Linda Svenson
9 Christmas Lane
Map 235, Lot 1 & lot 3
P: (603) 664-7712**

**Garth & Elizabeth Svenson
19 Christmas Lane
Map 235, Lot 2
P: (603) 664-7712
gsvenson@icloud.com**

**1962 Real Estate, LLC
40 Wakefield Street
Rochester, NH 03866
P: (603) 332-6840
bhughes@HRCU.ORG**

REQUEST FOR PRELIMINARY CONCEPTUAL REVIEW

Introduction

The property subject to this application is depicted on the Town of Barrington tax maps at Map 235, Lots 1, 2, & 3 and Map 239, Lot 2. Lot 1 & 3 on Map 235 are owned by John and Linda Svenson. Lot 2 on Map 235 is owned by Garth & Elizabeth Svenson. Lot 2 of Map 239 is owned by 1962 Real Estate, LLC. The plan of development includes adjusting certain lot lines amongst the lots, with approximately 2.1 acres being transferred from Map 235, Lot 2 to Map 235, Lots 1 & 3. Also, a portion of land will be added from Map 235, Lot 1 to Map 239, Lot 2, with a certain portion of land added from Map 239, Lot 2 to Map 235, Lot 1, as depicted on the enclosed plans. Thus, although the owners of Lot 2 are referenced herein as Applicants, the development plan, after the referenced lot line adjustment, will relate to only the adjusted Map 235, Lot 1 & 2 and Map 239, Lot 2. Reference to the “**Property**” herein shall mean reference to the adjusted Map 235, Lots 1 & 3 and Map 239, Lot 2. Please note that the lot lines set forth on the plans submitted herein contain conceptual measurements, as the plans are not yet subject to a formal survey.

The Applicant is seeking two variances from the Zoning Board of Adjustment; one to allow twenty-five (25) houses, the other is to permit 26.5% of commercial use. **It is not the intent of the Applicant to obtain subdivision approval based upon the submitted plans, as the plans are a sample of how the desired density is reasonable.**

At a recent Zoning Board of Adjustment hearing, the Zoning Board of Adjustment requested that the Applicant review the reasonableness of granting the variances, on a conceptual basis, with the Planning Board.

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The Property will be comprised of approximately 37.50 acres. The Property is located in the Town Center (TC) zoning district. To the extent the variances are granted, the Property will be subject to certain lot line adjustments for the commercial lots, and then Map 235, Lots 1 & 2 will be consolidated and subdivided into a commercial subdivision and subsequent resident subdivision with all of the lots configured in accordance with the Conceptual PUD plan submitted herein.

Article 16 of the Barrington Zoning Ordinance regulates PUDs. The purpose of a PUD is to offer an alternative approach that provides a neighborhood environment. The standards are intended to provide the Town with a flexible alternative that facilitate high quality design and encourage a mixed use of land, where developers can also provide land for civic and open spaces.

Article 16.3.2 of the Barrington Zoning Ordinance, which utilized a net density calculation of residential density, the 37.5 acres that comprise the Property would yield 10 house lots. The Applicant is seeking a variance to allow twenty-five (25) houses.

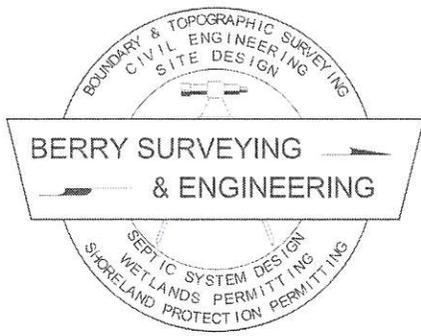
Article 16.5.2 of the Barrington Zoning Ordinance requires that the commercial component of a PUD be at least fifty (50%) of the total development tract. The Applicants are proposing 26.5%, with 42% civic/open space.

Given the existing business, the location and size of the Property, the Applicants believe permitting twenty-five houses, with 26.5% commercial space and 42% open/civic space is reasonable.

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BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

June 1, 2016

Abutters List

Owners of Record

Tax Map 235, Lot 001

John & Linda Svenson
PO Box 10
Barrington, NH 03825

Tax Map 235, Lot 002

Garth & Elizabeth Svenson
PO Box 10
Barrington, NH 03825
Book 3366, Page 451

Tax Map 235, Lot 003

John & Linda Svenson
PO Box 10
Barrington, NH 03825

Tax Map 239, Lot 002

1962 Real Estate LLC
40 Wakefield St.
Rochester, NH 03866
Book 4266, Page 115

Abutters

Tax Map 234, Lots 057

Marla L & Mark J Lemos
Marla L Lemos Rev Tr
1164 Ocean Blvd
Rye, NH 03870
Book 4218, Page 912

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**TOWN OF BARRINGTON, NH
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Tax Map 235, Lot 004

Kimberly Boyer
PO Box 387
Barrington, NH 03825-0387

Tax Map 235, Lot 005

Barrington Pines LLC
PO Box 60
Ctr Strafford, NH 03815

Tax Map 235, Lot 006

CANUSA Properties LLC
428 Calef Hwy
Barrington, NH 03825
Book 2695, Page 546

Tax Map 235, Lot 007

Frisbie Foundation
11 Whitehall Rd
Rochester, NH 03867

Tax Map 235, Lot 008

Barrington Pines LLC
PO Box 60
Ctr Strafford, NH 03815

Tax Map 235, Lot 009

Barrington Pines LLC
PO Box 60
Ctr Strafford, NH 03815

Tax Map 235, Lot 010

Barrington Pines
PO Box 60
Ctr Strafford, NH 03815

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BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

Tax Map 235, Lot 011

Eric M Stevenson
7 Prescott Ln
Hampton Falls, NH 03844
Book 4103, Page 666

Tax Map 235, Lot 012

AIDA LLC
11 Whitehorse Dr
Rye, NH 03870
Book 3235, Page 283

Tax Map 238, Lot 001

Bernard F & Susan D Bennett
611 Franklin Pierce Hwy
Barrington, NH 03825
Book 3954, Page 119

Tax Map 238, Lot 002

Cobb-Horton Ent Inc
Melinda Morgan
5 Nute Rd
Dover, NH 03820
Book 4087, Page 979

Tax Map 238, Lot 003

Linda L C Svenson
PO Box 10
Barrington, NH 03825
Book 4022, Page 576

Tax Map 238, Lot 051

614 FPH Real Estate LLC
PO Box 57
Barrington, NH 03825
Book 4255, Page 396



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BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

Tax Map 239, Lot 001

Peter & Sarah Ward
643 Franklin Pierce Hwy
Barrington, NH 03825-3826

Tax Map 239, Lot 001-001

David & Glenda Henderson
Und Int Liv Rev Tr ½
1273 Winged Foot Ln
Denver, NC 28037-6520

Tax Map 239, Lot 003

Mark K. & Sherry B Rowell
624 Franklin Pierce Highway
Barrington, NH 03825
Book 4364, Page 898
Tax Map 239, Lot 004

Joshua R Dijoseph
Jessica Sutton
17 Belle Ln
Lee, NH 03861
Book 3366, Page 305

Tax Map 239, Lot 007

Town Center Properties
270 Gulf Rd
Dover, NH 03820

Professionals

Kenneth A. Berry PE LLS
Christopher R. Berry, Project Manager
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

Francis X. Bruton, III, Esquire
Bruton & Berube, PLLC
798 Central Ave
Dover, NH 03820

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