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: 233-44-NR/HCO-15-SR **Project Name:** Proposed Town Hall **Date** 2/18/14

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 X 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: Proposed Town Hall **Area** (Acres or S.F) _____
Project Address: _____
Current Zoning District(s): Neighborhood Res (NR) Highway Com. Over (HCO) **Map(s)** 233 **Lot(s)** 44
Request: _____

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:
Company Town of Barrington
Phone: 603-664-9007 Fax: _____ E-mail: townhall
Address: 333 Calef Highway, POB 660, Barrington, NH 03825

Applicant (Contact):
Company _____
Phone: SAME Fax: _____ E-mail: _____
Address: _____

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

Architect: Jason
Company SMP Architecture, The Carriage House
Phone: 603-228-8880 Fax: _____ E-mail: _____
Address: 30 S. Main Street, Building Two, Concord, NH 03301

Engineer: Jeff Adler
Company Dubois + King Inc.
Phone: 603-637-1043 Fax: 866-783-7101 E-mail: jadler@dubois-king.com
Address: 18 Constitution Drive, Suite 8; Bedford, NH 03110

John Fenton
Owner Signature

John Fenton
Applicant Signature

Barbara Irvine
Staff Signature

2/18/2014
Date

Revised 12-07-2011

FEES:
Application $150.00 Public Notice: 75.00 per submission
Abutters @____X $7.00 each=____ Other____

Total Received: $____Cash___ Check#____ n/a
Date Received_____

SECTION 3.4 CONDITIONAL USE PERMIT APPLICATION

TOWN OF BARRINGTON
PO Box 660; 333 Calef Highway
Barrington, New Hampshire 03825

A CONDITIONAL USE PERMIT (CUP) allows the Town of Barrington to permit uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a zoning district, but rather only through a CUP. A public hearing is required. A conditional use permit can provide flexibility within a zoning ordinance.

This application may not be used for those seeking a Special Permit for Construction in a Wetland Buffer pursuant to Section 9.6 of the town zoning ordinance. There is a separate application for a Special Permit in a Wetland Buffer, which is also available at the town Land Use office.

Is the proposed use related to a Site Plan or Subdivision Application? Yes___ No✓
Name of Project Barrington Town Hall
Address of Property 137 Ramsdell Lane

Tax Map 233 Lot 44 Zoning District(s) _____ Overlay _____ Total Area of Site_____
Name of Applicant/Agent Town of Barrington / John Scruton, Town Administrator
Mailing Address of Applicant/Agent P.O. Box 660 333 Calef Highway, Barrington, NH 03825

Telephone: 664-9007 Email: barringtonta@gmail.com Fax:
Name of Property Owner Town of Barrington
Mailing Address of Property Owner P.O. Box 660 333 Calef Highway, Barrington, NH 03825

Telephone: 664-9007 Email: barringtonta@gmail.com Fax:

Letter of Authorization Provided n/a

Signature of Owner J. Scruton
Deed Provided ___

Describe in detail all existing uses and structures on the subject property (You may attach a separate typed sheet):
The subject property currently contains the former Town Hall. The building was ratified in 2011 due to mold issues.

Revised 7/24/2012

Describe in detail all proposed uses, structures, construction, or modifications requiring a Conditional Use Permit:

Describe in detail how the following conditions of the Town of Barrington Zoning Ordinance under Section 3.4 "Conditional Use Permits Issued by the Planning Board" have been satisfied by your proposal. (You may attach a separate sheet.)

1. The building, structure or use is specifically authorized under the terms of this Ordinance.
Municipal buildings and uses are allowed in the Neighborhood Residential Zoning District. A Conditional Use Permit is required because the lot lies in the Highway Commercial Overlay District.

2. If completed, the development in its proposed location will comply with all requirements of this Ordinance, and with specific conditions or standards established in this Section for the particular building, structure or use.

3. The building, structure or use will not materially endanger the public health or safety.
The structure and use will be beneficial to the citizens of Barrington, conforming with the most recent building codes and allowing handicap access on a single floor.

4. The building, structure or use will not substantially de-value abutting property.
The structure will replace an existing outdated uninhabitable structure.

5. The building, structure or use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located.
The abutting uses consist of a Town Library and gymnasium with recreation area.

6. The building, structure or use will not have a substantial adverse impact on highway or pedestrian safety.
The driveway entrances on Ramsdell Lane will be reconfigured for safety and the new building will allow for safe access.

7. The building, structure or use will not have a substantial adverse impact on the natural and environmental resources of the town.
The location is an already disturbed location. Drainage improvements will be installed as part of the site plan.

8. Adequate public utilities, community facilities, and roadway capacity are available to the property to ensure that the proposed use will not necessitate excessive public expenditures in providing public services.
The building will be replacing a structure once used for the same proposed use.

9. Where deemed necessary when considering an application for Conditional Use approval, the Planning Board may require that adequate visual buffers be established.
Adequate landscaping will be provided.

Statement of Assurance and Agreement:

I hereby certify that to the best of my knowledge this submitted application information is true and correct. All proposed development will be in conformance with the information contained on the application and in the approved plan as well as the provisions of the Town of Barrington ordinances and regulations.
The Owner/Agent, by filing an application, hereby grants permission for members of the Board and staff to enter onto the subject property for the purposes of this review.

Applicant/Agent Signature	Date
Owner Signature	Date
Owner Signature	Date
Staff Signature	Date