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## **PROJECT NARRATIVE**

*Y. DARLENE SKIPPER-OLSEN  
412 FRANKLIN PIERCE HIGHWAY,  
P.O. BOX 126,  
BARRINGTON, NH 03825*

Ms. Skipper-Olsen would like to subdivide her lot (Map 238, Lot 23) into two separate lots. At one point in time, the subject property was two separate lots (see subdivision approval number 17778) however, the lots were voluntarily merged by a previous owner.

Ms. Skipper-Olsen currently resides in the home located on what will be the proposed lot 23.1. This proposed lot is a total of 6.37 acres in size, having 5.92 acres of uplands, 1.54 acres of which are contiguous and located adjacent to Route 9. At this point in time proposed lot 23.1 will continue to be used in a residential capacity, however, due to its location in the village district zone, in the future it could potentially be used in a non-residential capacity by a future owner, pending site review.

Proposed lot 23.2 is 2.93 acres in size, having 1.38 acres of uplands, 1.08 of which are contiguous and adjacent to Route 9. The lot currently has an existing barn and shed. At this point in time, it is unclear whether a perspective buyer would choose to build a residential structure on the lot, or continue to use the buildings in a non-residential capacity. The existing buildings on the lot are currently used in such a capacity, and received site review from the Town of Barrington for such use. (See case # SR 06/313 on file at the Town of Barrington)

Both lots are to be serviced by a common drive entrance off of Route 9. A new driveway for proposed lot 23.2 will be constructed to branch off of the existing drive once on the lot, somewhere within the boundaries of the shared access easement shown on plans prepared by Geometres Blue Hills, LLC dated February of 2016.

We are also requesting a "Special Use Permit" under Article 9.6 of the Zoning Ordinance for the existing barn on Lot 23.2 that is within the 50 foot wetland buffer that will be created upon approval of this subdivision. The barn was constructed on the existing lot of record prior to the creation of the wetland buffer ordinance.