

CHESTNUT FOREST SUBDIVISION

ZONING REQUIREMENTS

ZONE:	REGIONAL COMMERCIAL	
USE:	RESIDENTIAL	COMMERCIAL
MIN. LOT SIZE =	80,000 SF	40,000 SF
MIN. FRONTAGE =	200'	200'
MAX. HEIGHT =	35'	40'
BUILDING SETBACKS:		
SIDE & REAR	40'	75'
POORLY DRAINED SOILS	30'	30'
VERY POORLY DRAINED SOILS	50'	50'
LEACH FIELD SETBACKS	100'	100'
POORLY DRAINED SOILS		50'
VERY POORLY DRAINED SOILS		100'

ZONING REQUIREMENTS

ZONE: REGIONAL COMMERCIAL
CONSERVATION SUBDIVISION
MIN. PARENT PARCEL = 20.0 AC.
MIN. LOT SIZE = 20,000 SF
MIN. WIDTH = 75' @ FRONT SETBACK
MIN. PERIMETER BUFFER = 100'
MAX. HEIGHT = 35'

BUILDING SETBACKS:

FRONT 25'
SIDE & REAR 20'
WETLANDS 50'
LEACH FIELD SETBACKS
POORLY DRAINED SOILS 50'
VERY POORLY DRAINED SOILS 75'

PREPARED FOR:

JOSEPH FALZONE
7B EMERY LANE
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BEALS ASSOCIATES PLLC

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OPEN SPACE CALCS:

TOTAL RESIDENTIAL LOT AREA = 87.11 AC.
REQUIRED OPEN SPACE = 50% OR 43.55 AC.
OPEN SPACE PROVIDED = 63.84 AC.
MIN. REQUIRED UPLAND AREA = 50% OR 21.77 AC.
UPLAND AREA PROVIDED = 21.12 AC.



LAND USE OFFICE
DEC 07 2015
RECEIVED

APPROVAL BLOCK

APPROVED TOWN OF BARRINGTON PLANNING BOARD

CHAIRPERSON _____ DATE _____

REVISIONS:	DATE:

OPEN SPACE SUBDIVISION

PLAN FOR:
RESIDENTIAL DEVELOPMENT
TOLEND ROAD
BARRINGTON, NH

DATE: NOV. 2015

PROJ. NO: NH-859

SCALE: 1" = 150'

SHEET NO. 6 OF 07