

New Hampshire Community Loan Fund

7 Wall Street • Concord, New Hampshire 03301
Tel: 603-224-6669 • Fax: 603-225-7425

8/24/03

Application for Subdivision and Site Review Barrington Oaks Mobile Home Park

Checklist of Enclosures

- Application for Subdivision
- Application for Site Review
- Narrative Statement
- List of Abutters and Others for Notification
- Map locating site
- Aerial Photo of site
- Photos of site from Hall Road
- NHDES Application for Subdivision Approval
- NHDES Site Specific Application
- NHDES Minimum Impact Expedited Application
- NH Natural Heritage Inventory Letter
- West Environmental Letter
- Copy of Variance dated September 25, 1973
- Permission to enter upon property (2)
- Agreement to comply with ordinances, laws, and stipulations

*application
10/17/2002*

**APPLICATION FOR SUBDIVISION PLAN
TOWN OF BARRINGTON, NEW HAMPSHIRE**

FILE NO. _____

Date Completed Application Form Received by Planning Board Clerk:

_____ By: _____ (Clerk)

Name of Subdivision: Barrington Oaks Mobile Home Park

Name of Property Owner: Barrington Oaks Cooperative
Owner's Address: 5 Barrington Oaks
Barrington, New Hampshire 03825

Owner's Telephone: 603-868-1477

Name of Developer: New Hampshire Community Loan Fund
Developer's address: 7 Wall Street
Concord, New Hampshire 03301

Developer's Telephone: 603-224-6669

Professional Engineer: Gary Spaulding, SFC Engineering
Address: 25 Sundial Ave.
Suite 205W
Manchester, New Hampshire 03103

Telephone: 603-647-8700

Land Surveyor: Same as Engineer
Land Planner: Same as Engineer

Location of Project: Barrington Oaks Mobile Home Park
Hall Road
Barrington, New Hampshire 03825

Assessor's Map #: Map #10 Lot #7 Plan Filed: _____

Zoning District: General

Description of Subdivision: Completion of build-out of manufactured home park with construction of 44 homes and a community center, in compliance with variance granted in 1973.

**APPLICATION FOR NON-RESIDENTIAL AND
MULTI-FAMILY DWELLING UNIT SITE REVIEW REGULATIONS
BARRINGTON, NH**

Date completed application received by Planning Board Clerk: _____

By: _____ (Clerk).

Name of Project: Barrington Oaks Mobile Home Park

Name of property owner: Barrington Oaks Cooperative
Address: 5 Barrington Oaks
Barrington, New Hampshire 03825

Owner's Telephone: 603-868-1477

Name of Developer: New Hampshire Community Loan Fund
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Telephone: 603-647-8700

Land Surveyor: Same as Engineer
Land Planner: Same as Engineer

Location of Project: Barrington Oaks Mobile Home Park
Hall Road
Barrington, New Hampshire 03825

Description of Project: See attached narrative

Assessor's Map #: Map #10 Lot #7 Plan Filed: _____

Narrative Statement

Application for Subdivision/Site Review Barrington Oaks Mobile Home Park

Project: **Buildout of Manufactured Housing Community**

Project Location: Barrington Oaks Mobile Home Park, Hall Road
Map 10, Lot 7

Property Owner: Barrington Oaks Cooperative
c/o Virginia Young, President
5 Barrington Oaks
Barrington, NH 03825

Owner's Agent: New Hampshire Community Loan Fund
7 Wall Street
Concord, New Hampshire 03301
(603) 224-6669

Project Director: Rick Keller
New Hampshire Community Loan Fund
(603) 224-6669 X252

Engineer: Gary Spaulding
SFC Engineering
25 Sundial Ave
Suite 205W
Manchester, NH 03103
(603) 647-8700

Background

(The Background section of the narrative is essentially unchanged from the narrative submitted for the August Design Phase Hearing.)

In the summer of 2001, Peter Milnes, then owner of the Ayvaz Park, presented an executed Purchase and Sales Agreement with a third party buyer for the sale of the park. In compliance with New Hampshire law (RSA 205A:21) he notified the homeowners in the park of the impending sale and of their right to match the offer and acquire the park themselves. In the first Agreement, Mr. Milnes' retained the right to complete the buildout of the park, adding up to 52 new sites, as permitted under a variance granted by the Zoning Board of Adjustment in September, 1973.

The residents of Ayvaz approached the New Hampshire Community Loan Fund for assistance with the purchase of the community. The Loan Fund helps manufactured housing park residents statewide purchase their parks and operate them as resident-owned cooperatives. Today, there are 55 resident-owned communities that are home to 2,600 homeowners. The Loan Fund provides technical assistance through the acquisition process, subordinate acquisition and improvements financing, and on-going management training.

In order to buy the park, the homeowners at Ayvaz had a basic choice to make: take control of the development of the 52-sites or let Mr. Milnes himself or a third party of his choosing build out the sites. The Loan Fund began looking at the site immediately based upon the belief that someone would build on that site and that we were in the best position to do so responsibly. At present, the Barrington Oaks Cooperative, Mr. Milnes and the Loan Fund have a three-party agreement wherein the Loan Fund has the first option to the development rights for two years. During the two-year period, the Loan Fund will seek Planning Board approval and engineer the site. In the event that the Loan Fund defaults or is unsuccessful in proceeding in a timely fashion, development rights will revert to Mr. Milnes or his assigns.

The Cooperative acquired the property in March, 2002, and changed the name to Barrington Oaks. At present, the Loan Fund is assisting the Cooperative with major improvements to their septic and water systems.

Project Purpose and Long-Range Plans

The New Hampshire Community Loan Fund proposes to build out the 60 acre Barrington Oaks parcel, siting 44 manufactured houses plus a site-built community center on the property, in compliance with the variance granted in 1973. In addition, we propose to grade and landscape a recreation area measuring approximately 200' x 150' for the use of park residents.

Site design meets the conditions of the variance: each lot will have minimum frontage of 75' and minimum area of 7500 SF. (In fact, most lots will exceed 75' frontage, and all lots will have a minimum area of 10,000 SF.)

It is the Loan Fund's intent to complete the buildout in an environmentally and socially responsible manner. Key elements of the design include:

- Preservation of wetlands and wildlife corridors.

- Incorporation of septic systems that reduce Biological Oxygen Demand (BOD) and Total Suspended Solids (TSS) by more than 95% as compared with standard pipe-and-stone systems.
- Siting of community center with play area for young children in the new section, in addition to larger recreation area in the existing park area.
- Use of EnergyStar rated homes set on permanent foundations, designed to offer appearance, performance, and life expectancy comparable to site-built homes.
- Minimal disturbance to the land and vegetation by careful planning and selective vegetation clearing.

As noted in the Background section, Barrington Oaks is a resident-owned community. The Loan Fund is not and does not wish to be the landowner. It is our intent to complete the buildout and to move into a Technical Assistance role, working with residents to assist them in organizing and maintaining their community, as we currently do with approximately 50 of the 55 resident-owned communities in New Hampshire.

General Impacts

Resident ownership is a key element of the Barrington Oaks community. Homeowners have a stake in the town; they pay taxes on both their homes and the land; and they have an interest in maintaining a clean, safe, and pleasant community. This has been demonstrated over and over again in New Hampshire, in parks that have moved from landlord-owned to resident-owned communities, and it is being demonstrated in Barrington Oaks, where residents are in the planning and engineering phase of major water, septic, and road upgrades.

As for impact on schools, the existing Barrington Oaks park is a mixed-age community with approximately 30 school-age children living in 49 homes. Because the proposed buildout will also be a mixed-age community, we believe the buildout will add a comparable number (25-30) of school-age children to the community.

Proposed Construction Schedule

Fall & Winter, 2002	Final design, permits and approvals
Winter 2002-2003	Bids and contracts
Spring, 2003	Begin construction
Summer, 2003	Set first houses
Fall, 2005	Final houses set, project completed

We anticipate setting approximately 12 homes plus the community center in 2003 and 16 in each of the next two years, with completion of the 44-home buildout in 2005. All construction including roads will be done in compliance with town requirements.

List of abutters to Barrington Oaks Mobile Home Park

Map #	Owner
#010-0007-0000	Barrington Oaks Cooperative c/o Virginia Young, President 5 Barrington Oaks Barrington, NH 03825
#010-0008-0004 and #010-0006-0001	Dennis & Ann Kost 235 Hall Road Barrington, NH 03825
#010-0001-000B	James Haley 464 Route 4 Barrington, NH 03825-3121
#010-0005-0000	University of New Hampshire 102 Pettee Hall Durham, New Hampshire 03824
Barrington Oaks Resident	Irene Hersom Lot 35A Barrington Oaks Cooperative Barrington, NH 03825
Barrington Oaks Resident	Robert & Geanne Huffman PO Box 349 Barrington, NH 03825

Other Parties to Notify

New Hampshire Community Loan Fund
Attn: Rick Keller
7 Wall Street
Concord, New Hampshire 03301-4110

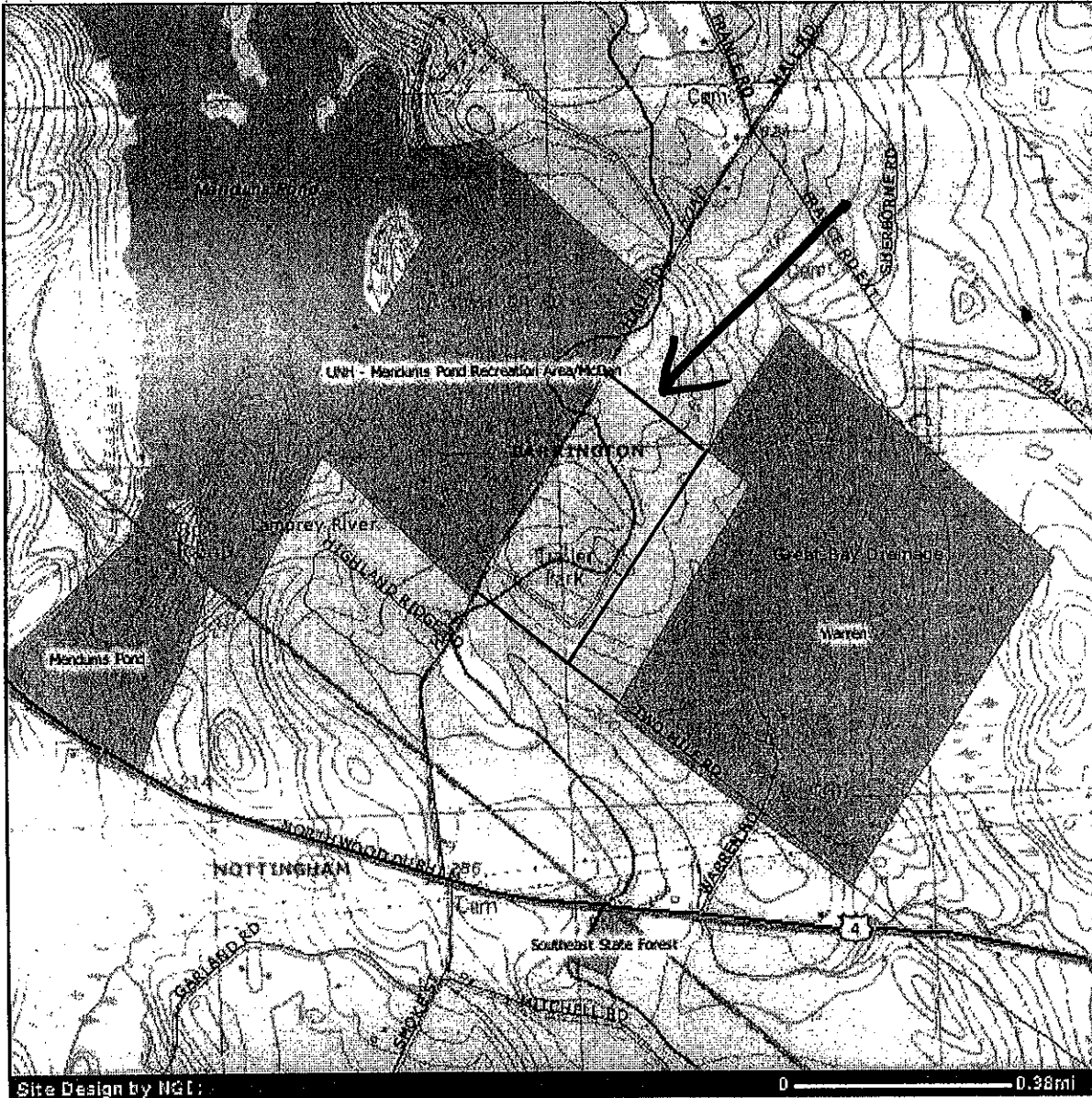
Peter Milnes
40 Stark Street
Manchester, NH 03101

Gary Spaulding
SFC Engineering
25 Sundial Ave
Suite 205W
Manchester, NH 03103

I certify that I checked the tax maps at the Barrington Town Offices to assure that the above list is complete and current as of October 17, 2002.


Richard S. Keller, Project Director
New Hampshire Community Loan Fund

10/17/02
(Date)



Barrington Oaks Manufactured Housing Park

- Lakes, Rivers
- Perennial Streams
- Intermittent Streams
- Watershed Boundaries
- Interstate Highways
- Arterial Highways
- Collector Highways
- Local Roads
- County Boundaries
- Town Boundaries
- Conservation Lands

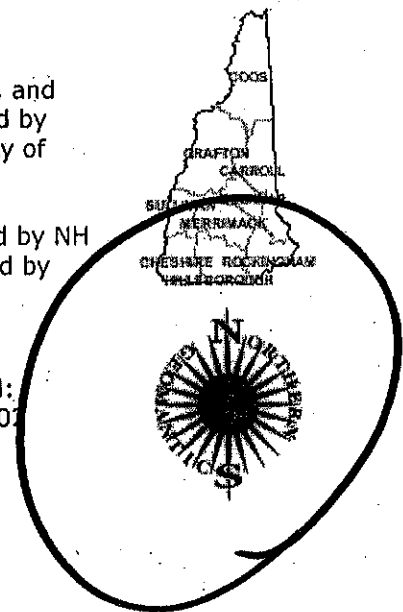
Data Sources

Conservation and Public Lands, Hydrography, and Town Boundaries - Developed and maintained by Complex Systems Research Center, University of New Hampshire, and distributed by GRANIT.

Road Centerlines - Developed and maintained by NH Department of Transportation, and distributed by GRANIT.



Map produced:
August 13, 2001





Barrington Oaks Cooperative

- Lakes, Rivers
- Perennial Streams
- Intermittent Streams
- Watershed Boundaries
- Interstate Highways
- Arterial Highways
- Collector Highways
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- County Boundaries
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Map produced:
October 14, 2002

