

# New Hampshire Community Loan Fund

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

Town of Barrington Planning Board  
Barrington Town Hall  
41 Province Lane  
Barrington, NH 03825

July 18, 2002

RE: DESIGN PHASE HEARING  
BARRINGTON OAKS COOPERATIVE  
(FORMERLY AYVAZ MOBILE HOME PARK)

Dear Members of the Planning Board:

The New Hampshire Community Loan Fund is pleased to come forward as agents of the Barrington Oaks Cooperative, owners of the Barrington Oaks Mobile Home Park on Hall Road, to request a DESIGN PHASE HEARING concerning the project described in the enclosed packet of information: a buildout of the 25 acres, more or less, contiguous to the existing manufactured housing park. This project constitutes exercise of the variance granted in September, 1973 and permitting up to 52 new lots on the parcel.

If there are any questions prior to the hearing date of August 1, 2002, or if more information is required, please contact me any time at New Hampshire Community Loan Fund, 224-6669, Extension 252.

Sincerely,

Rick Keller  
Project Director

Enclosures:

- Letter authorizing New Hampshire Community Loan Fund to act as agent of Barrington Oaks Cooperative
- Project Narrative
- List of abutters and other interested parties
- Site Inspection Letter from West Environmental Inc.
- Copy of variance issued by Town of Barrington ZBA, September 25, 1973
- Conceptual Site Design prepared by SFC Engineering

July 18, 2002  
Document

## Narrative Statement

**Project:** **Build out 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

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 build out 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 54 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, Loan Fund is assisting the Cooperative with major improvements to their septic and water systems.

---

## Project Summary

The New Hampshire Community Loan Fund, pursuant to its rights under the agreement and as representative of the Barrington Oaks Cooperative, proposes to build out the 60 acre Barrington Oaks parcel, siting approximately 47 houses on the property in compliance with the variance granted in 1973. The number of sites will be determined after the Design Review process and further engineering.

Because the property lies in an area of Town where significant land conservation efforts have been ongoing, from the start, we defined "responsible" as striving to meet certain environmental objectives within the project. Toward this end, we engaged leading environmentalists from the Minimum Impact Development Initiative and others for assistance with this design.

If a developer is going to sensitively build out this property, attention to the wetlands and wildlife corridors is essential. Our plan incorporates both by compromising some of the 52 approved sites (on this plan) in order to double wetland setbacks.

The conceptual design meets both 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.)

Project planning has involved attention to three key areas – construction, conservation, and community.

#### CONSTRUCTION

- EnergyStar rated houses (a designation by the US Environmental Protection Agency). This will be the first manufactured housing development in the country to use 100 percent EnergyStar houses
- Houses designed by Steven Winter Associates, one of the country's leading "green" architects and a leading authority on energy-efficient manufactured housing
- Houses will be sited to capitalize on passive solar gain in winter and natural cooling in summer (enclosed plans do not reflect final orientation)
- Likely use of advanced septic systems that emit cleaner effluent than standard systems and allow for smaller leach beds that reduce disturbance to the natural landscape
- Likely use of propane heat, eliminating both the environmental hazard created by outside oil tanks and the extra charge for kerosene in the winter months
- Likely use of floating concrete slabs and extended siding to eliminate skirting and heat tapes

#### CONSERVATION

- A 50-foot natural buffer zone around all wetlands
- Wildlife corridors providing access to and from neighboring sites, including several large conservation tracts (i.e. Mendum's Pond/UNH Recreation Center, the Warren Farm, and the Tamposi property)
- Minimal disturbance to the land and vegetation by careful planning and selective vegetation clearing

#### COMMUNITY

- Resident ownership
- On-going community development, leadership training and technical assistance provided by the Loan Fund
- A community center with inside meeting and outside recreation space

Each element is part of a neighborhood design in which single-family homes are sited to maximize long-term stability of family, community, and surroundings.

---

Progress To Date

SFC Engineering conducted boundary line and topographic surveys in the winter of 2001-2002. Schauer Environmental Consultants mapped the wetlands and dug 15 test pits on the property. Kapala Kittredge Associates of Hopkinton prepared a preliminary conceptual site plan and SFC incorporated engineering details. Mark West of West Environmental Services investigated the site and confirmed that the project as shown allows sufficient space for wildlife movement between adjacent properties, notably the UNH Recreation Area on Mendum's Pond to the West and the Warren Farm and Tamposi properties, both to the East. (A letter outlining Mr. West's observations is included in this packet).

Rick Keller, Project Director, has reviewed the preliminary plans with members of the Barrington Oaks Cooperative, abutters, Building Inspector/Health Officer Ted Buczek, Fire Chief Rick Walker, Road Agent Peter Cook, and Land Use Coordinator Dawn Hatch with the intent of identifying and addressing significant issues early in the process. He has not yet met with Police Chief Richard Conway, but hopes to do so before August 1 and will certainly meet with the Chief prior to submitting a formal application.

Some results of the conversations include:

- The hammerhead in the South corner of the lot will be redesigned to allow ample room for a fire truck to turn around easily.
- A 10,000-gallon fire cistern will be located near the Community Center.
- In the event culverts are needed at one or both entrances from Hall Road, the culvert(s) will be steel and sized to meet the wishes of the Road Agent.

As the project moves forward, it is the Loan Fund's intent to maintain frequent contact with key town officials to ensure the project attains its goals.

---

#### Proposed Construction Schedule

Fall, 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 15 homes in each of three years - 2003, 2004, and 2005. All construction including roads will be done in compliance with town requirements.

08/498

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

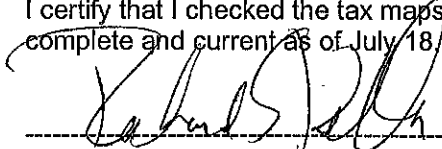
Other Parties to Notify

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 July 18, 2002.

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

  
(Date)