

# TOWN OF BARRINGTON - LAND USE DEPARTMENT

## Project Narrative:

Project Name: Subdivision Prepared for James E. Connick Case File #

Project Location: 20 Orchard Hill Road, Barrington, NH

Tax Map 236, Lot 24

Date of Application: October 25, 2017

## Property Details:

### Residential Use

Current Zoning: General Residential Lot Area Size: 5.5 +/- acres.

Setbacks: Front= 40' Side= 30' Rear= 30'

## Description of the project, its purpose and intent:

We are proposing to subdivide Tax Map 236, Lot 24 and create two additional lots. The existing lot is approximately 5.5 acres with the barn. Mr. Connick has a purchase and sales agreement for Lot 24 and Lot 7. Lot 7 is across the street, where the dwelling is located and is not part of this subdivision application.

As part of the proposed subdivision, Mr. Connick is working with the Board of Selectmen and the Highway Department to improve Orchard Hill Road. There are several site features along the road that need to be improved. Mr. Connick is proposing reconfigure the right-of-way along Orchard Hill Road. Some of the ROW will come from Lot 7. The proposed reconfiguring of Orchard Hill Road will consist of a thirty five foot right-of-way along the south east side and a fifteen foot slope easement on the northwest side. There are no construction plans prepared at this time.

Wetlands are located on the Tolend Road portion of Lot 24 and will not allow access to the third lot without disturbance. Per the Zoning Ordinance, a Special Exception is being requested from the ZBA to allow access to a lot other than the road where frontage is achieved. The access will be from Orchard Hill Road along a shared thirty foot driveway easement.

Because of the proposed ROW and the reconfiguration of Orchard Hill Road, the slope easement is being used in the lot sizing. The lot sizes will be: Lot 24= 80,069 sf, Lot 24-1= 80,244 sf and Lot 24-2= 80,121 sf.

NHDES subdivision approval will be applied for all three lots.

Thank you, Joel D. Runnals