



Barrington Zoning Board of Adjustment

Zoning Ordinance Variance and Special Exception

Application Checklist

Please schedule a meeting with staff before submitting your application.

This checklist has been prepared to assist you in submitting a complete application to the Town of Barrington. At the Pre-Application meeting, staff will check off the items on this list that are required with your submission.

This document constitutes a public disclosure under RSA Chapter 91 – A, Access to Governmental Records and Meetings.

Date 7/31/19
 Owner Lisa + Jim Ford AND Sally + Dwight Barney Case No. 114-38-GB-19-ZBA Var
 Mailing Address 140 Willow Road East Kingston, NH 03827
 Phone (603) 642-3318 Email 2lisaf@comcast.net
 (Ford) (Barney) 52 Cartland Rd Lee NH 03861
 Barney (603) 659-5857

PART I – GENERAL REQUIREMENTS

All Graphics shall be to Scale and Dimensioned

Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.

Req'd	Rec'd
-------	-------

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Zoning Board of Adjustment Application Checklist (<i>this form</i>) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. ZBA General Information (Article(s) and Section(s) of Ordinance) |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Appeal and Decision |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Fees - \$150.00 Application <input type="checkbox"/>
\$ 75.00 Legal Notice <input type="checkbox"/>
\$ 7.00 per US Post Office Certified Letter <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Completed Project Application Form
<input checked="" type="checkbox"/> Variance <input type="checkbox"/> Special Exception <input type="checkbox"/> Appeal |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Notarized Letter of Authorization (from property owner(s) if property owner did not sign the application form) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Project Narrative |

- 8. HOA Approval (if applicable)
- 9. Context or Locus Map (Show Surrounding Zoning Districts)
- 10. Existing Conditions Site Plan or Recorded Subdivision Plan to include well and septic location (may be found at Strafford County Registry of Deeds).
- 11. Existing Conditions Photo Exhibit (See instruction page for submitting photos)
Up to four photos may be shown per 8 1/2" X 11" page size
 - a. Show all existing structures on site
- 12. List of Certified Abutters (Include Applicant and all licensed professionals, i.e., engineer, architect, land surveyor, or soil scientist, whose seals are affixed to the plan, as well as any holder of a conservation or agricultural easement)
- 13. Mailing Labels (4 sets)

PART II – REQUIRED PLANS AND RELATED DATA
All Graphics and Plans Shall be to Scale and Dimensioned

- 1. Site Plan - **Drawn and Stamped by Registered Land Surveyor**
 - a. 24" X 36" – 2 Copies
 - b. 11' X 17" – 6 Copy
 - c. 8 1/2 " X 11" – 1 Copy
- 2. Elevations: Show all sides of building and indicate building heights
 - a. 24" X 36" – 2 Copies
 - b. 11' X 17" – 6 Copy
 - c. 8 1/2 " X 11" – 1 Copy
- 3. Floor Plans
 - a. 24" X 36" – 2 Copies
 - b. 11' X 17" – 6 Copy
 - c. 8 1/2 " X 11" – 1 Copy
- 4. All drawings and any revised drawings must be submitted in PDF format
- 5. OTHER: _____
- 6. Your Appointment Date and Time for Submitting the Complete Application is: _____

Barbara June
Staff Signature

7/31/2019
Date

Land Use Department
Town of Barrington; 137 Ramsdell Lane; Barrington, NH 03825
barrplan@metrocast.net Phone: 603.664.5798

PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 114-38-GR-19-ZBA Var

Project Name Ford Log Cabin

Location Address 17 Otter Way Barrington, NH

Map and Lot Map 114 Lot 38 * lot 38+39 were recently voluntarily merged
see attached paperwork.

Zoning District (Include Overlay District if Applicable) General Residential

Property Details:

- Single Family Residential
- Multifamily Residential
- Manufactured Housing
- Commercial
- Mixed Use
- Agricultural
- Other

Use: Residence

Number of Buildings: 1 Height: 28.9

Setbacks: Front 49.9 Back 26.3 Side 115.1 Side 22.9

Description of Request

Cite the Section of the Zoning Ordinance you are requesting a Variance or Special Exception for. If this is an Appeal from an Administrative Enforcement Order, Planning Board Decision, or Zoning Board of Adjustment Decision, please attach pertinent documentation:

~~Article 4~~ Article 4 4.1.1 Minimum Standards (30 ft side setback)

Project Narrative: (Please type and attach a separate sheet of paper)

* See Attached "Project Narrative"

Barrington Zoning Ordinance Requirements:

Ordinance requires a 30 ft side setback (Article 4 4.1.1 min. standards)

Request: (You may type and attach a separate sheet of paper)

We request a variance from the 30-ft side setback

* See Attached "Description of Variance Details"

PART IV – If this is a JUSTIFICATION FOR VARIANCE

The Zoning Board of Adjustment may not authorize a zoning ordinance variation unless ALL of the following criteria are met. Please provide evidence that the requested Variance complies by addressing the issues below.

1. Special conditions exist such that literal enforcement of the Ordinance will result in unnecessary hardship to the applicant as defined under applicable law.

Whereas the zoning ordinances call for a 2 acre min. lot size, this lot is a total of 0.44 acres, thereby making it problematic to conform to the setbacks.

2. Granting the variance would be consistent with the spirit of the Ordinance.

The project will allow for the residence to be rebuilt closer to code. Additionally, there will be an upgrade to the quality of storm water coming off our lot and an upgrade to our septic system.

3. Granting the variance will not result in diminution of surrounding property values.

The property will be modernized and will positively impact surrounding properties

4. Granting of the variance would do substantial justice.

This will afford us the ability to enjoy amenities such as a shower, washer and the use of a toilet 24-7. (We currently have a porta potty so the septic holding tank is not over-burdened.) We also want to create a 2nd exit for safety and appropriate sized windows for egress in the bedrooms.

5. Granting of the variance would not be contrary to the public interest.

Modernizing the camp will reduce the safety and health issues often associated with older "fishing camps".

PART V – If this is a JUSTIFICATION FOR SPECIAL EXCEPTION

Please provide evidence that the requested Special Exception complies by addressing the issues below.

1. No detriment to property values in the vicinity of the proposed development will result on account of: the location or scale of buildings, structures, parking areas, or other access ways; the emission of odors, smoke, gas, dust, noise, glare, heat, vibration, or other pollutants; or unsightly outdoor storage of equipment, vehicles, or other materials.

2. No hazard will be caused to the public or adjacent property on account of potential fire, explosion, or release of toxic materials.

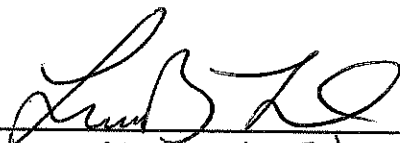
3. No creation of a traffic safety hazard or substantial traffic congestion will result in the vicinity of the proposed development.

4. No excessive demand on municipal services and facilities, including, but not limited to waste disposal, police and fire protection, and schools.


5. The proposed use will not result in the degradation of existing surface and groundwater quality standards, nor will it have adverse effects on the natural functions of wetlands on the site that would result in the loss of significant habitat or flood control protection.

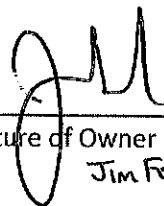
In addition to the guiding principles specified above, the ZBA may condition the granting of a special exception upon more stringent standards if the Board determines that such conditions are necessary to protect the health and welfare of the town and its residents. Such conditions may include the following and should be addressed in the Narrative:

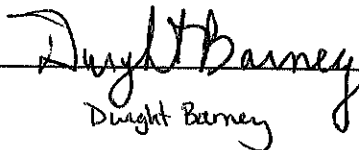
- 1. Front, side, or rear yards in excess of the minimum requirements of this Ordinance.
- 2. Screening of the premises from the street or adjacent property by walls, fences, or other devices.
- 3. Limitations on the size of buildings and other structures more stringent than minimum or maximum requirements of this Ordinance.
- 4. Limitations on the number of occupants and methods and times of operation.
- 5. Regulation of the design and location of access drives, sidewalks, and other traffic features.
- 6. Location and amount of parking and loading spaces in excess of existing standards.
- 7. Regulation of the number, size, and lighting of signs in excess of existing standards.

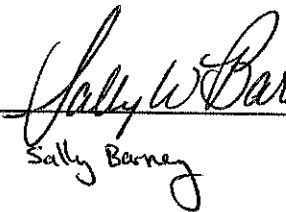

Signature of Applicant Lisa Ford

7/29/19
Date


Lisa Ford


Signature of Owner
Jim Ford


Dwight Barney


Sally Barney

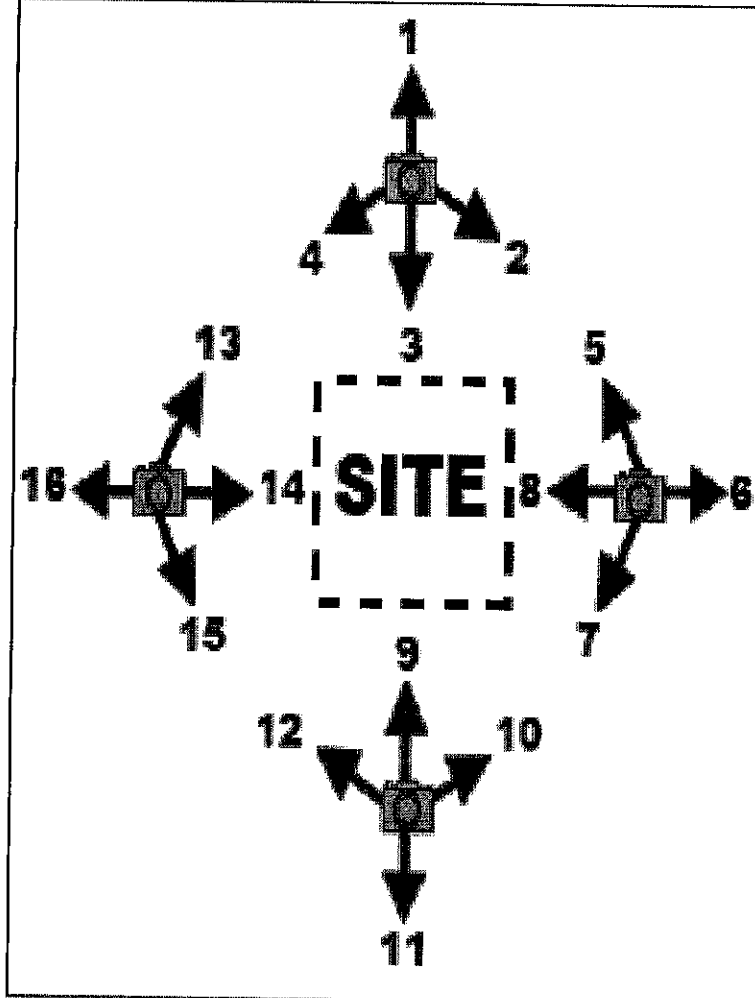
7/29/19
Date

SITE / CONTEXT PHOTOS

Using Guidelines Below

Provide color photographs showing the site and surrounding buildings/properties in order to provide staff, boards and commissions with a visual impression of the current site conditions.

1. Photos are to be taken looking toward the site and adjacent to the site.
2. Photos should show adjacent improvements and existing on-site conditions.
3. Number the photographs according to view.



ARTICLE 4 DIMENSIONAL REQUIREMENTS

4.1 General Provisions

4.1.1 Minimum Standards

No building or structure shall be erected, enlarged, altered or moved, nor shall any existing lot size be changed or new lot created, except in accordance with the standards prescribed in Table 2, Table of Dimensional Standards or as otherwise specified herein.

Table 2 Table of Dimensional Standards (a)

Zoning District	Min. Lot Size (sq.ft.) (b)	Min. Lot Frontage (ft.) (b)	Min. Yard Setbacks (ft.)(i)			Max. Bldg. Height		Max. Lot Coverage (f)
			Front	Side	Rear	Feet	Stories	
General Residential	80,000(c)	200	40	30	30	35	2.5	40%
Neighborhood Residential	80,000(c)	200	40	30	30	35	2.5	40%
Village District (Residential)	80,000(c)	200	40	30	30	35	2.5	40%
Village District (Non-Residential)	30,000(g)	75	20	15	15	40(j)	3	60%
Town Center	20,000(h)	40	20(k)	15	15	40(j)	3	80%
Regional Commercial	40,000(d)	200	75(e)	30	30	40(j)	3	50%

Footnotes:

- (a) All development is subject to the additional and supplemental dimensional standards prescribed in Article 4 of this Ordinance.
- (b) Refer to Article 4.2 for calculating the minimum lot size per dwelling unit within each district.
- (c) Minimum lot sizes and frontage may be reduced as part of a Conservation Subdivision in accordance with Article 6 of this Ordinance.
- (d) Minimum lot sizes for residential dwelling units in the RC district shall be in accordance with Section 4.2 of this Ordinance.
- (e) A greenbelt shall be maintained along the frontage of parcels on Route 125 in accordance with Subsection 4.2.3, Paragraph 4), of this Ordinance.
- (f) Maximum lot coverage means the area of the lot covered by an impervious surface. Calculation of maximum lot coverage in a Planned Unit Development (PUD) shall be in accordance with Subsection 16.3.3. All development is subject to the provisions of Article 12, Groundwater Protection, with regard to the creation of impermeable surfaces.
- (g) The minimum lot size for single-family dwelling units must comply with the provisions of Subsection 4.2.1 of this Ordinance, which are the same requirements for constructing a single-family dwelling in the GR and NR districts, as well as all other applicable provisions. Refer to section 4.2.2 for further specifications regarding minimum lot size and building size requirements in the VD district.
- (h) Refer to Section 4.2.4 for additional provisions regarding minimum lot size and building size in the TC district.
- (i) Increases in the Minimum Yard Setbacks may be required as part of the Site Plan Review or building permit process in order to comply with Life Safety Code requirements. Additional buffers may also be required between residential and nonresidential uses in the VD, RC, and TC districts as specified in Article 4, as well as other sections of this Ordinance.
- (j) No structure may contain occupied residential building space above 35 ft. unless said structure contains a sprinkler system.
- (k) The setback for all new structures shall be fifty (50) feet from the edge of the right-of-way along Route 125 and Route 9. No new structures (except signs) may be placed within this setback area.

Ford Log Cabin Project at 17 Otter Way, Barrington, NH

July 31, 2019

Dear Town of Barrington,

We, Sally & Dwight Barney and Lisa & Jim Ford, are the owners of 17 Otter Way in Barrington, NH located at lot 38 on map 114. We give our consent to have Lisa Ford, a co-owner, and others that she designates to represent our interests at all meetings related to the proposed Ford Log Cabin project at 17 Otter Way. She also has our permission to sign documents, speak on our behalf, and act in any other capacity necessary such as seeking variances and permits in order for all aspects of the Ford Log Cabin project to be addressed and completed.

Please feel free to contact us for any clarification.

Sincerely,



Jim Ford



Lisa Ford



Sally Barney



Dwight Barney

Lisa & Jim Ford
140 Willow Road
East Kingston, NH 03827

(603) 642-3318
captainjim1@comcast.net

Sally & Dwight Barney
52 Cartland Road
Lee, NH 03861

(603) 659-5857
sally.barney@comcast.net

PROJECT NARRATIVE

Dear Barrington Selectman,

Our intent is to remove our 1940s camp and to replace it with a log cabin that improves our personal safety, reduces our impact on Swains Lake, and is a more appropriate for a permanent residence.

Currently, our cabin has only one exit, the bedroom and bathroom do not have egress windows and the electrical system is so old that the wires are still encased in cloth. We also want to make sure that all doorways are handicap / walker accessible. These safety concerns will all be eliminated with the building of the new log cabin.

Replacing our camp will also create a residence that is more appropriate for a permanent residence. For example, our lot currently has a septic system in the form of a holding tank. In order to reduce the stress on our small holding tank, we currently do not have a washer/dryer, nor a shower, and during the summer months we have a porta potty on our lot. We will be replacing the holding tank with a septic system. With the upgrade to a septic system, we will be able to add the amenities of a washer and shower and remove the need to use a porta potty.

Our current camp has only 560 sq. feet of living space. As a result the living spaces are all extremely small and we do not have any storage available. Neither of the bedrooms have closets, the "attic" is unfinished and does not have a safe way to access it, and there is no basement. The new log cabin will not have a basement, but it will have more appropriately sized rooms with closets and accessible storage space.

When replacing the camp, we also plan on improving the landscape and hardscape to help limit any negative impact on the lake. For example, when there are large downpours, there are currently two areas on our lot where "streams" flow into the lake due to the slope of the terrain. We are also planning on removing our concrete patio as a way to reduce the amount of non pervious surfaces.

We believe that our new log cabin will provide a better and safer place for us to live. Additionally, the septic system and new landscaping and hardscaping will help to reduce the impact we have on Swain's lake.

Sincerely,

Handwritten signatures of Lisa and Jim Ford. The signature on the left is 'Lisa' and the signature on the right is 'Jim'.

Lisa & Jim Ford

DESCRIPTION OF VARIANCE DETAILS

We are proposing to remove our existing 1940s camp and replace it with a log cabin. By replacing our camp we will be able to improve our safety by bringing our building closer to code. We will be adding a 2nd exit, adding egress windows to the bedrooms, have an electrical system that is not still using wires wrapped in cloth.

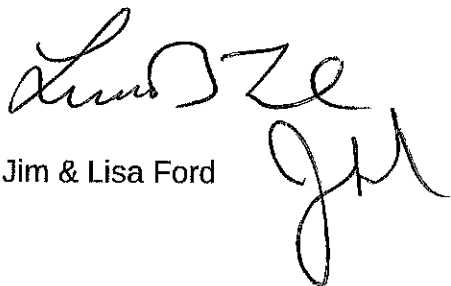
The new project will also improve our living conditions by affording us appropriate sized rooms, handicap accessible doorways, storage such as closets, and room for additional amenities such as a shower, washer & dryer, and the use of our toilet on a consistent basis. Currently we have a small holding tank on site and we try very hard not to tax the system and we choose to do this by using a rented porta potty, and not installing a shower or washing machine.

We recently voluntarily merged our lot with the neighboring lot that we purchased and now our site is large enough to install a septic system. Steve Oles, from Norway Plains Associates, Inc, has surveyed our land and determined that the septic system can go in the corner of our lot. (see Variance Request Plan survey)

We are very close to meeting the Town's setbacks but we still need to request a variance from the 30 ft side setback. The "new" portion of the log cabin's footprint is 22.9 feet from the side lot line rather than the required 30 feet. If we move the building so that it is no longer situated in the 30 ft setback, the building will then be closer to the shoreline and we wish to prevent that from happening.

As described above, a small portion of the proposed log cabin does not meet the Town's setback requirements. Pursuant to Section 4.1.1 of the Barrington Zoning ordinances, we are asking for a variance for the area of the proposed building that intrudes upon the 30 foot setback from the side lot line.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim & Lisa Ford". The signature is written in a cursive, flowing style. The first part of the signature is larger and more prominent, while the second part is smaller and more compact.

Jim & Lisa Ford



Town of Barrington, NH Land Use Department

Notice of Voluntary Merger Pursuant to RSA 674:39-a Application Checklist

This checklist has been prepared to assist you in submitting a complete application to the Town of Barrington.

1. Owner(s) Name LISA B Ford, James D Ford, Sally W. Barney, Dwight E. Barney
Address Lisa + Jim Ford 140 Willow Rd E. Kingston, NH 03827 Sally + Dwight Barney 52 Cartland Rd Lee NH 03861
Telephone Number 642-3318 Lisa/Jim 689-5857 Sally/Dwight Email 2lisaf@comcast.net sally.barney@comcast.net

3. Property Address of Lots to be Merged 17 offer Way Barrington, NH

4. Zoning District (Include Overlay District if Applicable) _____

5. Provide Map & Lot Numbers and Deed Book & Page Numbers of Parcels to be Merged:

Map and Lot 114-38 Deed Book and Page Number 3190 pg 0985
Mortgage Holder N/A Address _____
Consent Received — Yes — No

Map and Lot 114-39 Deed Book and Page Number 4662 pg 88
Mortgage Holder N/A Address _____
Consent Received — Yes — No

Map and Lot _____ Deed Book and Page Number _____
Consent Received _____ Yes _____ No

Map and Lot _____ Deed Book and Page Number _____
Consent Received _____ Yes _____ No

Consent Forms must be attached.

I (We) understand that no such merged parcels shall thereafter be separately transferred without subdivision approval.
I (We) understand that the Town will file a copy of this notice, including the written consent of each mortgage holder with the Strafford County Registry of Deeds; 259 County Farm Road; Dover, NH 03820.

I (We) understand that a copy of the same shall be forwarded to the Assessor's Office; P.O Box 660; 333 Calef Hwy; Barrington, NH 03825.

LISA Ford [Signature] 7/18/2019 James D Ford [Signature] 7/18/2019
Signature of Property Owner Date

Sally W. Barney [Signature] 7/18/2019 Dwight E Barney [Signature] 7/18/2019
Signature of Property Owner Date

Date Received 7/18/19 Date of Review 7/18/19

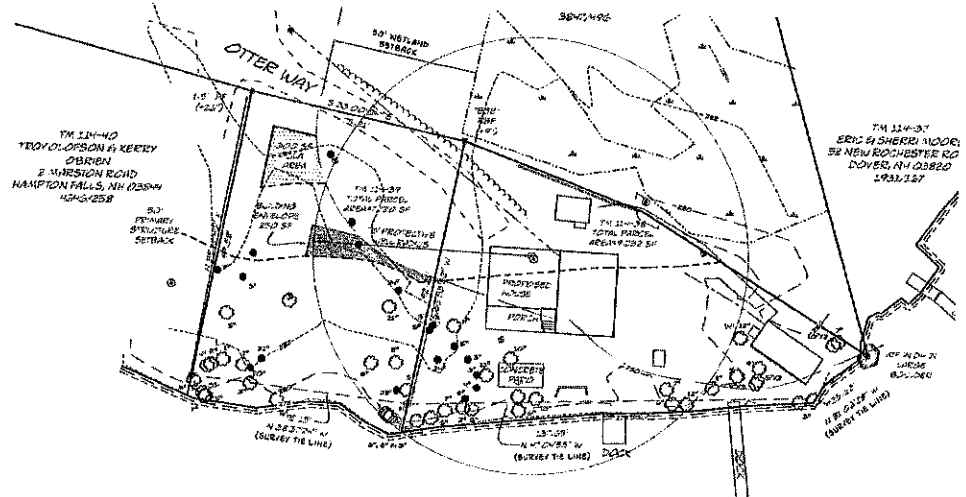
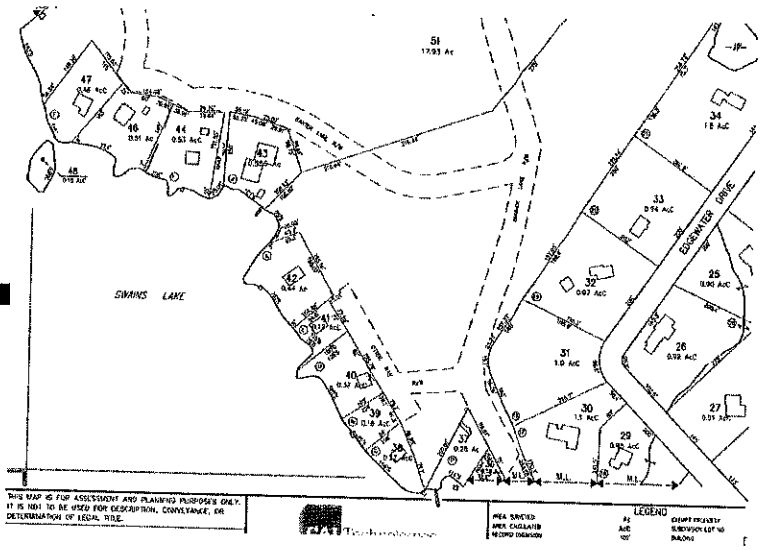
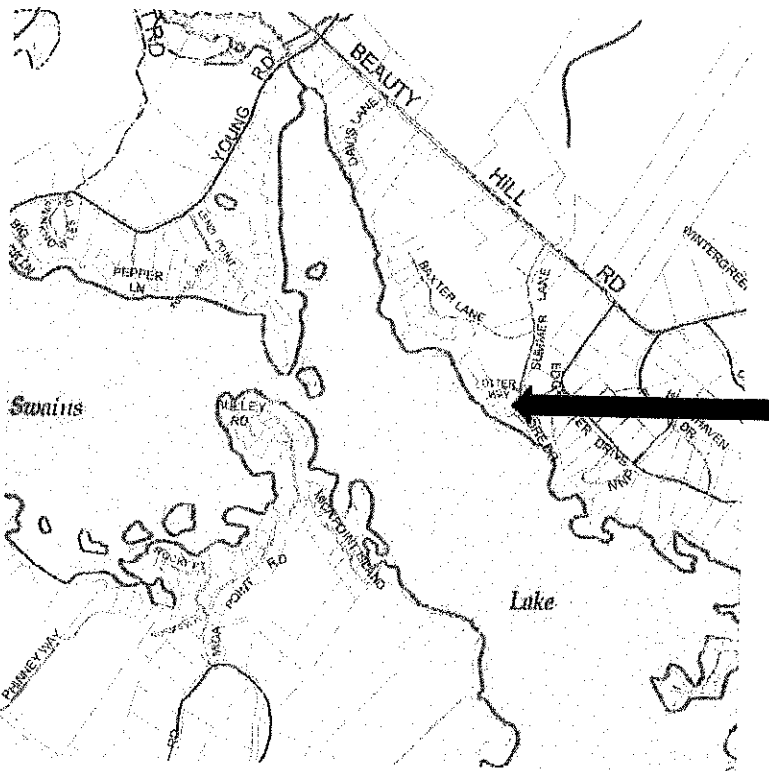
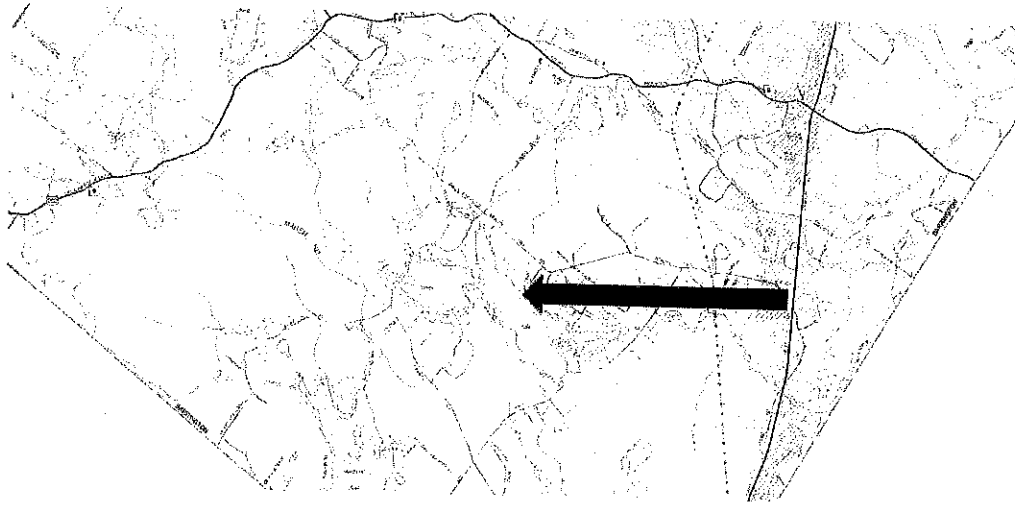
Reviewed by Town Planner:
[Signature] Town Planner
for the Barrington Planning Board. Marcia J. Gasses

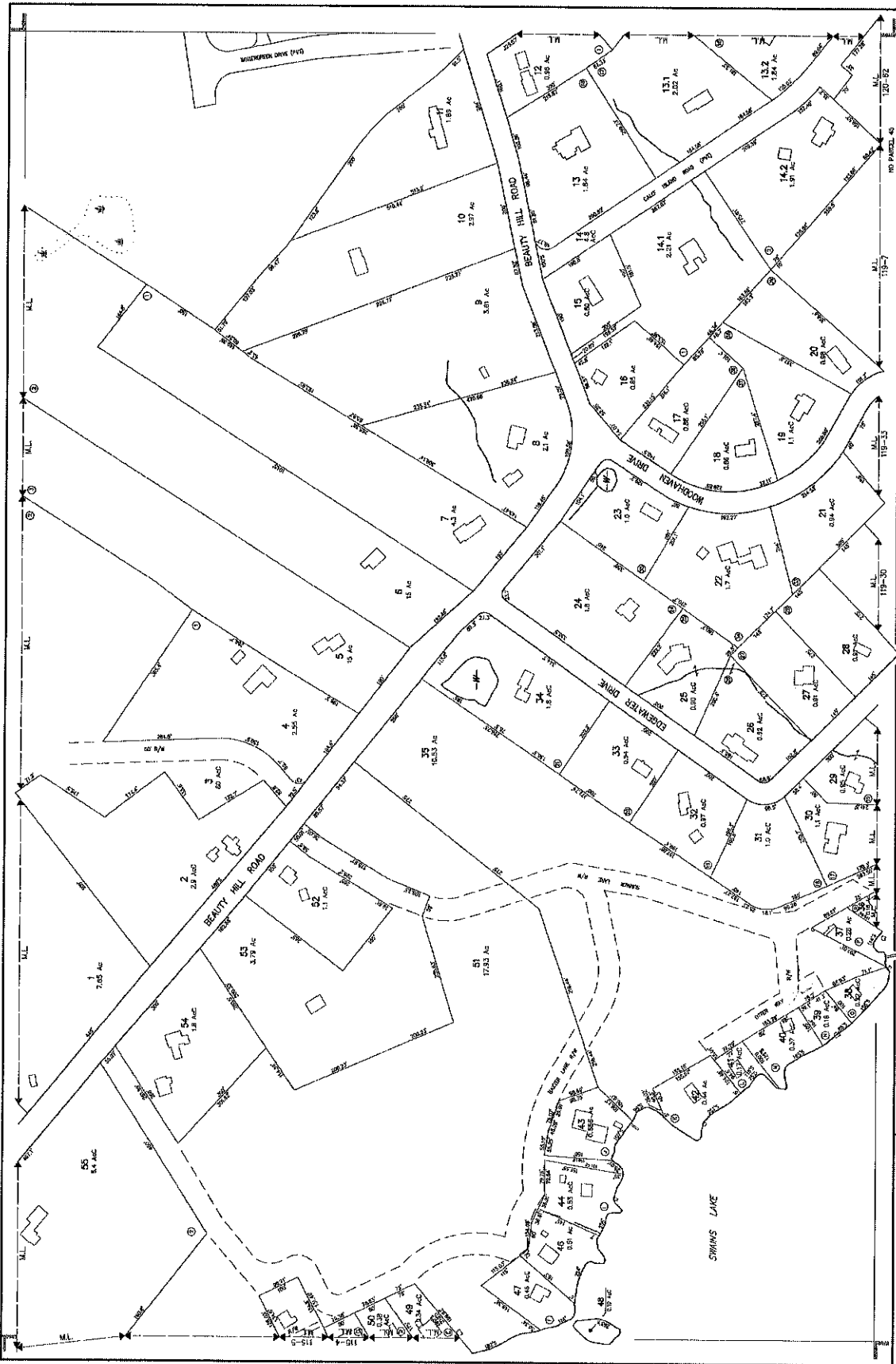
PLEASE PROVIDE THE FOLLOWING DOCUMENTS TO THE TOWN OF BARRINGTON LAND USE DEPARTMENT:

- 6. Written Verification of Payment of Taxes by Town of Barrington Tax Collector
- 7. Copies of All Recorded Parcel Deeds
- 8. Parcel Data Map
(See http://www.barrington.nh.gov/Pages/BarringtonNH_Assessor/mapping)

***NOTICE TO ALL PARTIES*:** This approved application *once recorded* serves to combine the lots described herein into one single lot. All lot lines located at the juncture(s) of the formerly separate lots are thereby abandoned. The formerly separate lots cannot be sold individually and will be considered one lot under the Town of Barrington's ordinances, and any future subdivision of the newly combined lot must be in accordance with the Town of Barrington Subdivision Regulations.

Surrounding Zoning Districts





INDEX DIAGRAM MAP NO. 114

PROPERTY MAPS BARRINGTON NEW HAMPSHIRE

NO. PARCEL 45 120-92

113 249
REF 19/20

SCALE 1" = 100'

REVISED TO :

LEGEND

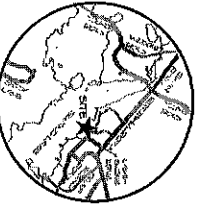
BOUNDARY LINE
 ROAD CENTERLINE
 ROAD RIGHT-OF-WAY
 LOT CENTERLINE
 LOT CORNER
 LOT AREA
 LOT PERIMETER
 LOT AREA CALCULATED
 ROAD RIGHT-OF-WAY
 ROAD CENTERLINE
 ROAD PERIMETER
 ROAD AREA
 ROAD AREA CALCULATED
 WATER

CAI Technologies
 Professional Land Surveyors
 1100 STATE STREET, SUITE 200
 BARRINGTON, NH 03024
 (603) 863-1111
 FAX (603) 863-1112
 WWW.CAI-TECH.COM

THIS MAP IS FOR ASSESSMENT AND PLANNING PURPOSES ONLY.
 IT DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR
 INTERPRETATION OF LEGAL TITLE.
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE
 PLANE COORDINATE SYSTEM, NAD 83.
 PHOTOGRAPHY USED: JUNE 25, 2003 COMPLETION DATE: NOVEMBER 2003



- LEGEND
- BOUNDARY
 - NO ADJACENT TOWN OR SET
 - UTILITY FIELD
 - ALTERNATIVE PROPERTY LINE
 - SETBACK LINE
 - SERVICE LINE
- PROFESSIONAL DESIGNER
 THE STATE OF NEW HAMPSHIRE
 JOHN W. ROBERTSON, LICENSE NO. 10000
 JOHN W. ROBERTSON & ASSOCIATES, INC.

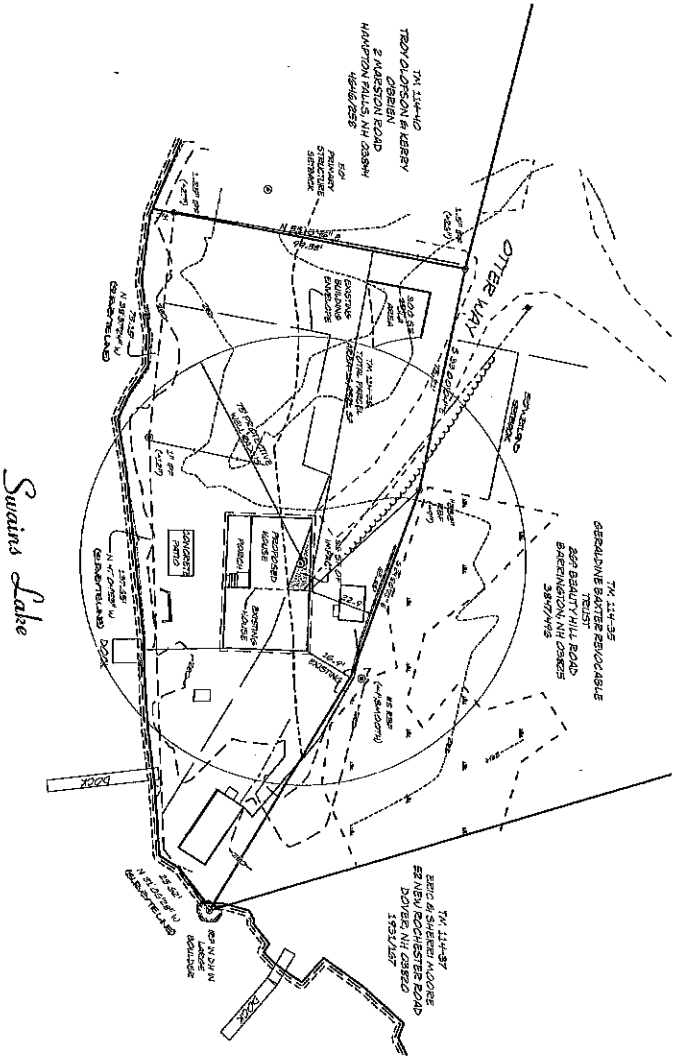


TITLE NO. 4826
 PLAN NO. 88-1376
 DTC NO. 17028, 17044-2
 P.L. NO. 4993

31 MONROE STREET, ALTON, NH 0603-476-0946

NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BLVD., ROCHESTER, NH 603-505-3848

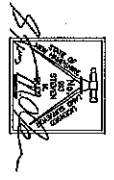


Swains Lake



NOTES

1. THE SURVEY OF THIS LAND IS TO BE USED FOR THE DEVELOPMENT OF THE LOT.
2. THERE ARE NO ADJACENT TOWNS OR SETBACKS TO BE CONSIDERED.
3. ALL UTILITIES ARE TO BE DEEPENED TO A MINIMUM OF 48 INCHES.
4. ALL SETBACKS ARE TO BE 10 FEET FROM THE PROPERTY LINE.
5. THE SURVEY IS TO BE USED FOR THE DEVELOPMENT OF THE LOT.
6. THE SURVEY IS TO BE USED FOR THE DEVELOPMENT OF THE LOT.
7. THE SURVEY IS TO BE USED FOR THE DEVELOPMENT OF THE LOT.

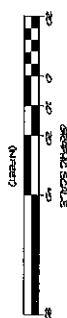


7M 114 - 38 & 39
 OWNER OF RECORD:
 DWIGHT & SALLY BARNBY AND
 LISA & JAMES FORD
 52 CARLEND ROAD
 LEE, NH 03824

BK-3190/P6-983 & BK-4662/P6-88
 VOLUNTARY WARENER BK-4671/P6-670
 VARIANCE REQUEST PLAN
 17 OTTER WAY
 BARRINGTON
 STRAFFORD COUNTY, NH

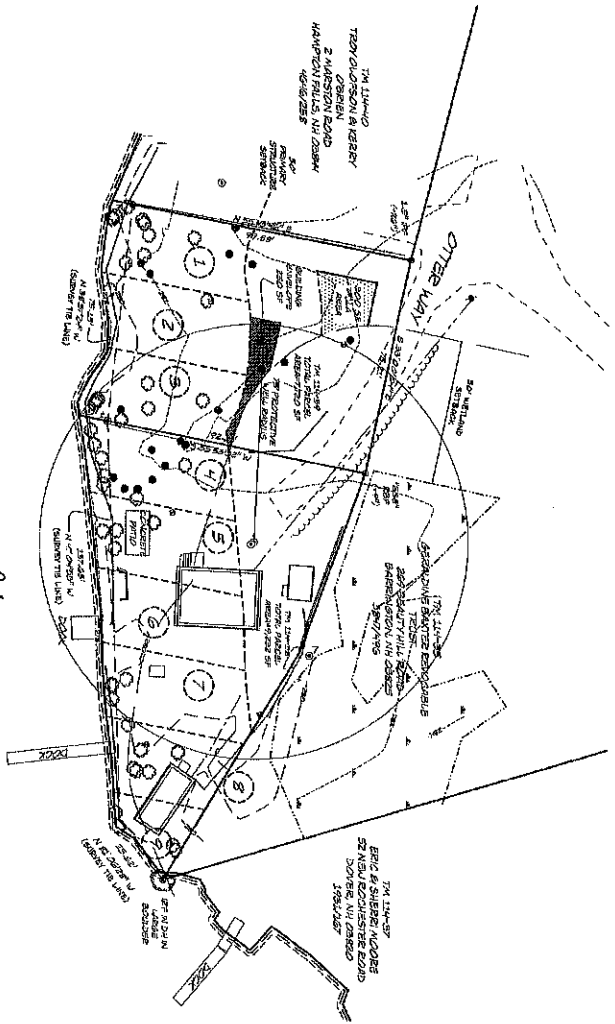
FOR: LISA & JAMES FORD

1" = 20'
 JULY 2019





- LEGEND**
- BOUNDARY
 - MONUMENT
 - NO MONUMENT FOUND OR
 - SURVEY POINT
 - PROPERTY LINE
 - - - - - DRAINAGE
 - - - - - SERVICE LINE
- ABBREVIATIONS**
- RES - RESIDENTIAL
 - IND - INDUSTRIAL
 - AG - AGRICULTURAL
 - W - WETLANDS
 - W-1 - WETLANDS CATEGORY 1
 - W-2 - WETLANDS CATEGORY 2
 - W-3 - WETLANDS CATEGORY 3
 - W-4 - WETLANDS CATEGORY 4
 - W-5 - WETLANDS CATEGORY 5
 - W-6 - WETLANDS CATEGORY 6
 - W-7 - WETLANDS CATEGORY 7
 - W-8 - WETLANDS CATEGORY 8
 - W-9 - WETLANDS CATEGORY 9
 - W-10 - WETLANDS CATEGORY 10
 - W-11 - WETLANDS CATEGORY 11
 - W-12 - WETLANDS CATEGORY 12
 - W-13 - WETLANDS CATEGORY 13
 - W-14 - WETLANDS CATEGORY 14
 - W-15 - WETLANDS CATEGORY 15
 - W-16 - WETLANDS CATEGORY 16
 - W-17 - WETLANDS CATEGORY 17
 - W-18 - WETLANDS CATEGORY 18
 - W-19 - WETLANDS CATEGORY 19
 - W-20 - WETLANDS CATEGORY 20



FILE NO. 978
 PLAN NO. 98-0000
 DATE: 05/20/2019
 31 MONET STREET, ALTON, NH 03029-3948

NORWAY PLAINS ASSOCIATES, INC.

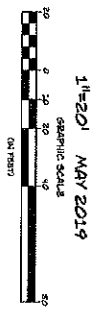
2 CONTINENTAL BLVD., ROCKFORD, NH 030-330-3948

GRID	EASTING	NORTHING
GRID 1	74	10
GRID 2	22	10
GRID 3	49	10
GRID 4	46	10
GRID 5	40	10
GRID 6	0	10
GRID 7	35	10
GRID 8	75	10
GRID 9	40	10

OWNER OF RECORD:
 PAULINE A. SWAIN
 22 BEAUTY HILL ROAD
 BARRINGTON, NH 03825

OWNER OF RECORD:
 LISA & JAMES FORD
 52 CAETLAND ROAD
 LEBANON, NH 03824
 3190/1983

EXISTING CONDITIONS PLAN
 (SHORELAND PERMIT)
 17 OTTER WAY
 BARRINGTON
 STRAFFORD COUNTY, NH
 FOR: LISA & JAMES FORD



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF THE LOT.
 2. PARCELS IS ZONED GENERAL RESIDENTIAL DISTRICT.
 3. MONUMENTS OF RECORD ON LOT 201 - 64,000 SQ FEET/ACRES ± 520'
 4. BULLHORN STRIPPER, N. 40', S. 1/4, S. 20', S. 1/4
 5. THE LOT IS SURROUNDED BY NEIL AND ANTHONY BARRING SYSTEM.
 6. THE LEFT HAND WAY LEADING FROM THE 1/4 ACRES AND 1/4 ACRES SHOWN ON THE MAP IS UNIMPROVED AND HAS BEEN OPEN AT THE ADJACENT PARCELS SHOWING PARCEL 201, 202 OF 105.
 7. THE LOTS AND 1/4 ACRES SHOWN HAVE BEEN OPEN AT THE ADJACENT PARCELS SHOWING PARCEL 201, 202 OF 105.
- REFERENCES:**
1. THE 1/4 ACRES IN THE CENTER OF PARCELS 201, 202 OF 105 IS DESIGNATED AS LOT 201 AND THE 1/4 ACRES SHOWN ON THE MAP IS UNIMPROVED AND HAS BEEN OPEN AT THE ADJACENT PARCELS SHOWING PARCEL 201, 202 OF 105.
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