

FEES:	
Application \$150.00	Public Notice: 75.00 per submission
Abutters @ _____ X \$7.00 each= _____	Other _____
Total Received: \$ _____ Cash _____ Check# _____	
Date Received _____	

SECTION 3.4 CONDITIONAL USE PERMIT APPLICATION

TOWN OF BARRINGTON
PO Box 660; 333 Calef Highway
Barrington, New Hampshire 03825

A CONDITIONAL USE PERMIT (CUP) allows the Town of Barrington to permit uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a zoning district, but rather only through a CUP. A public hearing is required. A conditional use permit can provide flexibility within a zoning ordinance.

This application may not be used for those seeking a Special Permit for Construction in a Wetland Buffer pursuant to Section 9.6 of the town zoning ordinance. There is a separate application for a Special Permit in a Wetland Buffer, which is also available at the town Land Use office.

Is the proposed use related to a Site Plan or Subdivision Application? Yes No

Name of Project Barrington Storage-Office

Address of Property Calef Highway

Tax Map 220 Lot 54-7-2 Zoning District(s) RC & GR Overlay _____ Total Area of Site 15.261 ac.

Name of Applicant/Agent Tritech Engineering Corporation, Robert J. Stowell, President

Mailing Address of Applicant/Agent 755 Central Avenue, Dover, NH 03820

Telephone: (603) 742-8107 Email: rjs@tritecheng.com Fax: (603) 742-3830

Name of Property Owner Mills Falls Realty, LLC

Mailing Address of Property Owner P.O. Box 627 Center Ossipee, NH 03814-0627

Telephone: (603) 834-0224 Email: Jake240@comcast.net Fax:

Letter of Authorization Provided _____

Signature of Owner _____

Deed Provided _____

Describe in detail all existing uses and structures on the subject property (You may attach a separate typed sheet):

Vacant Land

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Describe in detail all proposed uses, structures, construction, or modifications requiring a Conditional Use Permit:

The applicant proposes the Barrington Storage-Office project that is a Permitted Use for the portion of the lot that is within 500 feet of Route 125. Barrington Zoning Ordinance 2.1.2(7) allows for this use for the balance of the property by Conditional Use Permit

Describe in detail how the following conditions of the Town of Barrington Zoning Ordinance under Section 3.4 "Conditional Use Permits Issued by the Planning Board" have been satisfied by your proposal. (You may attach a separate sheet.)

1. The building, structure or use is specifically authorized under the terms of this Ordinance.

The applicant proposes the Barrington Storage-Office project that is a Permitted Use for the portion of the lot that is within 500 feet of Route 125. Barrington Zoning Ordinance 2.1.2(7) allows for this use for the balance of the property by Conditional Use Permit

2. If completed, the development in its proposed location will comply with all requirements of this Ordinance, and with specific conditions or standards established in this Section for the particular building, structure or use.

The proposed use is a permitted use in the Regional Commercial Zone.

The Conditional Use Permit allows this for the balance of the property.

3. The building, structure or use will not materially endanger the public health or safety.

Access to the site is provided from Route 125, and the project requires Site Plan Approval.

4. The building, structure or use will not substantially de-value abutting property.

The property fronts on Route 125, and is surrounded by other commercially developed properties.

5. The building, structure or use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located.

The property fronts on Route 125, and is surrounded by other commercially developed properties.

6. The building, structure or use will not have a substantial adverse impact on highway or pedestrian safety.

Access to the site is provided from Route 125 and the project will require Site Plan Approval.

7. The building, structure or use will not have a substantial adverse impact on the natural and environmental resources of the town.

The development, regardless of use, will follow the Town of Barrington Zoning and Site Review Regulations.

8. Adequate public utilities, community facilities, and roadway capacity are available to the property to ensure that the proposed use will not necessitate excessive public expenditures in providing public services.

All infrastructure will be privately constructed, owned, and maintained.

9. Where deemed necessary when considering an application for Conditional Use approval, the Planning Board may require that adequate visual buffers be established.

Significant natural buffers exist to the other General Residential uses in the surrounding area.

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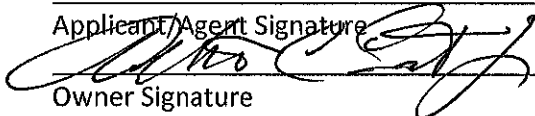
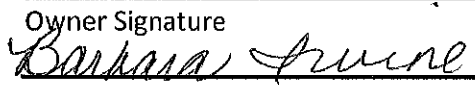
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Statement of Assurance and Agreement:

I hereby certify that to the best of my knowledge this submitted application information is true and correct. All proposed development will be in conformance with the information contained on the application and in the approved plan as well as the provisions of the Town of Barrington ordinances and regulations.

The Owner/Agent, by filing an application, hereby grants permission for members of the Board and staff to enter onto the subject property for the purposes of this review.

Applicant/Agent Signature	Date
	12/2/19
Owner Signature	Date
Owner Signature	Date
	12/2/19
Staff Signature	Date

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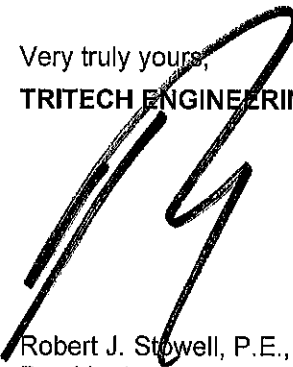
Mr. John Huckins
December 2, 2019
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Enclosed please find:

- Three (3) Full Size copies of the revised Plan Set.
- Twelve (12) 11 X 17 copy of the revised Plan Set.
- Three (3) Full Size copies of the Building Renderings.
- Twelve (12) 11 X 17 copy of the Building Renderings.
- Additional supporting documentation, specifically:
 - Conditional Use Permit Application.
 - Conditional Use Permit Application Fee - \$302.00.

Please advise should you have any questions.

Very truly yours,
TRITECH ENGINEERING CORP.



Robert J. Stowell, P.E., L.L.S.
President

RJS / rms
Enclosures
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