

Project Application

Land Use Department

P.O. Box 660; 333 Calef Hwy, Barrington, NH 03825 ♦ Phone: 603-664-5798 ♦ Fax: 603-664-0188

249-32 * 250-133-NR-19-SR

Case Number: _____ Project Name: Wildlife Encounters Date 7/29/19

Staff Signature required PRIOR to submittal

PRELIMINARY APPLICATION: Preliminary Conceptual Review ___ Design Review ___ Development of Regional Impact ___

FORMAL APPLICATION:

Subdivision Type: Major ___ Minor Conventional ___ Conservation ___
Site Plan Review: Major ___ Minor
Conditional Use Permit ___ Sign Permit ___ Boundary Line Adjustment ___ Special Permit ___
Change of Use ___ Extension for Site Plan or Subdivision Completion ___
Amendment to Subdivision/Site Plan Approval ___ Other ___

Project Name: Wildlife Encounters - Mr. Derek Small Area (Acres or S.F) _____

Project Address: 270 Beauty Hill Rd

Current Zoning District(s): Neighborhood Residential Map(s) 250 and 249 Lot(s) 133/32

Request: gravel access and parking area - proposed barn and greenhouse- detention basin

The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.
All contacts for this project will be made through the Applicant listed below.

Owner: Peter Cook
Company _____
Phone: _____ Fax: _____
Address: 114 Garrison Road Dover, NH 03820 E-mail: _____

Applicant (Contact): Tobin Farwell, PE
Company Farwell Engineering Services, LLC - Tobin Farwell
Phone: 603-292-5787 Fax: _____
Address: 265 Wadleigh Falls Rd - Lee NH 03861 E-mail: _____

Developer: Mr. Derek Small
Company Wildlife Encounters
Phone: _____ Fax: _____
Address: 270 Beauty Hill Rd - Barrington, NH E-mail: _____

Architect: _____
Company _____
Phone: _____ Fax: _____
Address: _____ E-mail: _____

Engineer: Tobin Farwell, PE
Company Farwell Engineering Services, LLC - Tobin Farwell
Phone: 603-292-5787 Fax: _____
Address: 265 Wadleigh Falls Rd - Lee NH 03861 E-mail: T_farwell@farwellengineering.com

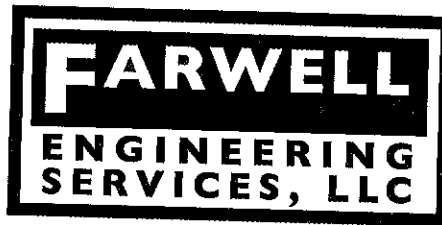
Owner Signature
Barbara Irvine
Staff Signature

Tobin Farwell
Applicant Signature
7/29/2019
Date

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265 Wadleigh Falls Road Lee, NH 03861 Ph(603)292-5787
WWW.FARWELLENGINEERING.COM

Barrington Planning Board
Attn: Ms. Marcia Gasses
333 Calef Highway
PO Box 660
Barrington, NH 03825

July 29, 2019

**Re: Wildlife Encounters
270 Beauty Hill Road
Tax Map 249 Lot 32
Tax Map 250 Lot 133
FES #1808**

Dear Ms. Gasses:

Farwell Engineering Services, LLC (FES) is pleased to submit this letter, plans and application on behalf of Mr. Derek Small of Wildlife Encounters, LLC located at the above noted address. This is an Agritourism site plan review application. The 2 parcels are zoned general residential. The two lots combined are approximately 77 acres. We are providing 32 parking spaces. 20 are in the gravel parking area and 12 are along the gravel driveway.

The intent of this project is to restore a significant historic farm property on Beauty Hill in a manner that honors, protects and promotes the community character, natural resources and agricultural nature of the farm property and the Barrington community. Proposed with an eye to minimal development impact on the 77 acres, approval of this application would support the restoration of the road-side acreage too that of a quiet rural working farm property featuring a beautiful barn, tasteful educational greenhouse and grazing farm animals visible to neighbors and Beauty Hill Road travelers. The vast majority of the property we envision long-term would be managed and experienced with minimal disturbance, with much of it being designated as a native wildlife and endangered species protected area, and a National Wildlife Federation Certified Wildlife Habitat.

Acknowledging the fact that in our modern economic climate a small rural family farm is barely sustainable economically through the production of agricultural retail products alone, the pursuit of plant and animal food and fiber products for retail sale will be a minority part of our business plan. Furthermore, neither deforestation for intensive plant crop farming, nor volume animal production & unmanaged grazing are consistent with our views on sustainable farming practices. We also feel these activities are likely not in line with the desires of our abutters, so they are not planned activities.

The balance of our intended operations is in line with the essence of the popular and successful business we have built over the last decade and a half - that of providing educationally focused services and experiences. We envision the development of the Wildlife Encounters Ecology Center & Farm School. As a community-centric business, our agritourism-based operations would provide local residents, organizations, businesses and visitors to our community an opportunity to experience the atmosphere of a rural farm, to learn about animals, nature, human nature and to learn about the diversity of habitats and ecology by participating in scheduled events/activities at our location. Guests will certainly have the opportunity to purchase retail goods produced from our own property or potentially other local agricultural sources.

Wildlife Encounters, LLC is a community education organization that for 15 years has been based in neighboring Rochester and has been exclusively service based and mobile in nature through delivery of educational presentations and exhibits that usually feature small dependent, non-releasable ambassador animals.

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Approval of this application will allow our organization to transition from a mobile-only business model to one that also attracts customers to a destination, which is one of the Economic Opportunities identified in the 2019 – 2029 Barrington Economic Development Plan. Further, as identified in the BEDP, we would be leveraging many of the economic strengths of the Barrington community such as natural resources, rural character and undeveloped land, without placing a significant additional demand on Town Services such as housing, schools, etc. As a successful business we would contribute positively to the tax base and attract economic activity to other area business through our educational agritourism activities.

Our fortunate proposed location is accessible from 3 different major travel routes (Route 9 via Young, Route 4 via Merry Hill or Hall Roads and Route 125 directly). When considering the fact that vehicular traffic to the farm would be appointment/event only in nature, of relatively low volume, not generate consistent traffic flow, can be timed during non-peak opportunities and can be diffused from our location in multiple directions, we envision having a minimal impact of road infrastructure or traffic patterns.

Retail goods are likely to include: compost, tree nuts, fire wood, animal meat & fiber/wool, eggs, pumpkins, souvenirs such as wood cookies and other wood products & branded merchandise.

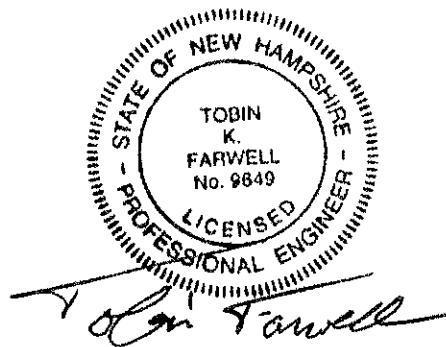
Events could include:

- Farm Tours and Regenerative agriculture classes.
- Farmer-for-a-Day / Weekend experiences
- Volunteer & Internship / Apprentice Programs cooperatively with UNH, etc.
- Guided nature / habitat trail walks including Owl Prowls, Water & Soil testing tours, Outdoor Education, Hunter Education & Experiences, supervised snowshoeing, ice skating & other winter activities
- Community & Business Events such as conservation organization meetings, business meetings and
- Private scheduled events such as Birthday Parties, etc.
- Guest Speakers & Fundraising events, host community clean-up groups, etc.
- Hosting Home-School Groups, Summer Camp & School Field Trip visits as capacity allows.
- Hosting Wildlife Rehabilitation Classes and other special interest gatherings.
- School Break Camps

This will be a year-round residence and educational facility with hours by appointment. What we are NOT and never will be are a nature park open to the general/unsupervised public – nor are we a road-side attraction or zoo.

Sincerely,

FARWELL ENGINEERING SERVICES, LLC



Tobin Farwell, P.E.
Principal

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Applicant Wildlife Snowmaker Map/Lot# 250-1B Case# 249-32 + 250-1B-NR-19-SR

**Site Review Application Checklist
Barrington Planning Board**

This checklist is intended to assist applicants in preparing a complete application for site review as required by the Barrington Site Review Regulations and must be submitted along with all site review applications. An applicant seeking site review approval shall be responsible for all requirements specified in the Barrington Site Review Regulations even if said requirements are omitted from this checklist.

An applicant seeking site review approval shall be responsible for providing all the information listed in the column below entitled "Site Review" and should place an "x" in each box to indicate that this information has been provided

| SITE REVIEW APPLICATION CHECKLIST | | | Site Review | | Waiver(s) |
|--|--|-------------------------------------|-------------|--|-----------|
| Check the Appropriate Boxes below: | Provided | NA | | | |
| | Section I. General Requirements | | | | |
| 1. Completed Application Form (2.5.1) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 2. Complete abutters list (2.6.3 (5) or 2.5.1 (6)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 3. Payment of all required fees (2.6.3 (4) or 2.5.1 (5)) | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| 4. Three (3) full size sets of plans and twelve (12) sets of plans 11" by 17", submitted with all required information in accordance with the site review regulations and this checklist (2.6.3 (6) or 2.5.1 (7)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 5. Copies of any proposed easement deeds, protective covenants or other legal documents (3.9.1) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| 6. Any waiver request(s) submitted with justification in writing (3.9.8) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| 7. Completed Application Checklist (2.5.1 (3)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| Section II. General Plan Information | | | | | |
| 1. Size and presentation of sheet(s) per registry requirements and the site review regulations (3.1.2) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 2. Title block information: (3.2.1) | | | | | |
| a. Drawing title (3.2.1 (1)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| b. Name of site plan (3.2.1 (2)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| c. Location of site plan (3.2.1 (3)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| d. Tax map & lot numbers of subject parcel(s) (3.2.1 (4)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| e. Name & address of owner(s) (3.2.1 (5)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| f. Date of plan (3.2.1 (6)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| g. Scale of plan (3.2.1 (7)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| h. Sheet number (3.2.1 (8)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| i. Name, address, & telephone number of design firm (3.2.1 (9)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| j. Name and address of Applicant (3.2.1 (10)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 3. Revision block with provision for amendment dates (3.2.3) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 4. Planning Board approval block provided on each sheet to be recorded (3.2.2) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 5. Certification block (for engineer or surveyor) (3.1.1) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 6. Match lines (if any) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| 7. Zoning designation of subject parcel(s) including overlay districts (3.2.10 (4)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |

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| SITE REVIEW APPLICATION CHECKLIST | Site Review | | Waiver(s) |
|---|-------------------------------------|-------------------------------------|-----------|
| | Provided | NA | |
| Check the Appropriate Boxes below: | | | |
| 8. Minimum lot area, frontage & setbacks dimensions required for district(s) 3.2.10(5) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation (3.2.10 (12)) | | | |
| 10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town." (3.2.10 (16)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 11. Note the following: "Required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through the completion of all construction activities. If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town." (3.2.10(17)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 12. Note identifying which plans are to be recorded and which are on file at the town. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. Note the following: "All materials and methods of construction shall conform to Town of Barrington Site Review Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction." (3.2.10 (18)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 14. North arrow (3.2.5) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 15. Floodplains-Location and elevation(s) of one-hundred (100)-year flood zone per FEMA Flood Insurance Study or as determined by drainage study (3.3 (18)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 16. Plan and deed references (3.2.6) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 17. The following notes shall be provided: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| a. Purpose of plan (3.2.10 (1)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Existing and proposed use (3.2.10 (6)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Water Supply source (name of provider (company) if offsite) (3.2.10 (10)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| d. Zoning variances/special exceptions with conditions (3.2.10 (11)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| e. List of required permits and permit approval numbers (3.2.10 (13)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| f. Vicinity sketch showing 1,000 feet surrounding the site (3.2.8) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| g. Plan index indicating all sheets (3.2.9) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 18. Boundaries-existing lot boundary defined by metes and bounds (3.3 (1)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 19. Boundary monuments (3.3 (4)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| a. Monuments found (4.2) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Map number and lot number, name addresses, and zoning of all abutting land owners (3.3 (5)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Monuments to be set (3.3 (4) & 4.2) | <input type="checkbox"/> | <input type="checkbox"/> | |
| 20. Existing streets: (3.3 (6)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| a. Name labeled | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Status noted or labeled | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Right-of-way dimensioned | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| d. Pavement width dimensioned | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 21. Municipal boundaries (If any) (3.3 (7)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 22. Existing easements (identified by type) (3.3 (8)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| a. Drainage easement(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| b. Slope easement(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| c. Utility easement(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| d. Temporary easement(s) (Such as temporary turnaround) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

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| SITE REVIEW APPLICATION CHECKLIST | Site Review | | Waiver(s) |
|---|-------------------------------------|-------------------------------------|-----------|
| | Provided | NA | |
| Check the Appropriate Boxes below: | | | |
| e. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| f. Vehicular & pedestrian access easements(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| g. Visibility easement(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| h. Fire pond/cistern(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| i. Roadway widening easement(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| j. Walking trail easement(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| a) Other easement(s) Note type(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 23. Designation of each proposed lot (by Map & Lot numbers as provided by the assessor) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 24. Area of each lot being developed (in acres & square feet): (3.3 (9)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| a. Existing lot(s) (3.3 (9)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Contiguous upland(s) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 25. Wetland delineation (including Prime Wetlands): (3.3 (13)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| a. Limits of wetlands (3.3 (13)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Wetland delineation criteria (3.3 (13)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Wetland Scientist certification (3.3 (13)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 26. Owner's signature(s) (3.3 (14)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 27. All required setbacks (3.3 (15)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 28. Physical features | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| a. Buildings (3.3 (21)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Wells (3.3 (16)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Septic systems (3.3 (16)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| d. Stone walls (3.3 (16)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| e. Paved drives (3.3 (16)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| f. Gravel drives (3.3 (16)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 29. Location & name (if any) of any streams or water bodies (3.3 (17)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 30. Location of existing overhead utility lines, poles, towers, etc. (3.3 (19)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 31. Two-foot contour interval topography shown over all subject parcel (3.3 (3)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 32. Map & Lot #s, name, addresses, & zoning of all abutting land owners (3.3 (5)) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 33. | <input type="checkbox"/> | <input type="checkbox"/> | |

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APPLICATION AGREEMENT

I hereby apply for Site Plan Review and acknowledge I will comply with all of the Ordinances of the Town of Barrington, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the Site Plan Review or Application specifications are incomplete, the Application will be considered rejected.

In consideration for approval and the privileges accruing thereto, the subdivider thereby agrees:

- E. To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions which become apparent during construction of the site plan review.
- E. To post all streets "Private" until accepted by the Town and to provide and install street signs as approved by the Selectmen of the Town for all street intersections.
- E. To give the Town on demand, proper deeds for land or rights-of-way reserved on the plat for streets, drainage, or other purposes as agreed upon.
- E. To save the Town harmless from any obligation it may incur or repairs it may make, because of my failure to carry out any of the foregoing provisions.
- E. Mr/Mrs _____ of _____ The owners, by the communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: Peter Cook

Signature of Developer: Paul W. Wolf

Technical Review Signatures: _____

Town Engineer/Planner Approval Signature: _____ The owners, by the filing of this application as indicated above, hereby give permission for any member of the Barrington Planning Board, the Town Engineer, The Conservation Commission and such agents or employees of the Town or other person as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, test and inspections as may be appropriate.

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(Refusal to sign this permission form does not invalidate an application, but the Planning Board may not be able to make an informed decision regarding unseen lands with potential areas of concerns).

Signature of Owner: Peter Cook

Note: The developer/individual in charge must have control over all project work and be available to the Road Agent and Code Enforcement Officer during the construction phase of the project. The Road Agent and Code Enforcement Officer must be notified within two (2) working days of any change by the individual in charge of the project.

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7/31/19

To whom it may concern

Concerning the site plan Application for 270 Beardy Hill Road and the 2 designated parcels, I grant permission for Derek Small / Wildlife Encounters and John Farwell / Farwell Engineering Services to represent me and my interests in this effort.

Peter Cook

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