



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

— **UPDATED 4/27/20** —

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 X No _____

Name of Project Barrington Shores Campground

Address of Property 7 Barrington Shores Drive, Barrington, NH 03825

Tax Map 121 Lot 28 Zoning District(s) GR Overlay SLVWM Total Area of Site 24.8

Name of Applicant/Agent Stonewall Surveying, Raymond Bisson, LLS

Mailing Address of Applicant/Agent PO Box 458, Barrington, NH 03825

Telephone: 603-664-3900 Email: stonewallsurveying@gmail.com

Name of Property Owner Barrington Shores, LLC

Mailing Address of Property Owner 240 Revere Street, Winthrop, MA 02152

Telephone: 617-913-2572 Email: forevergreengroup@gmail.com

Letter of Authorization Provided Y (See Site Plan Application)

Signature of Owner *Scott E. New*

Deed Provided Y

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

This property is a legally allowed existing campground since at least 1980, having approximately 16 transit sites, 6 camping cabins and 136 seasonal sites. Existing is an office building, workshop, rec hall, bath houses, leach field, camp roads, two beaches, boat docks, play ground and game areas.

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

There will be an expansion of 27 new sites and camp road, replacement of an existing leach field, a new leach field, sewer-water-electricity for the new sites, detention pond and drainage collection system.

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.

Under Article 19 of Barrington Zoning Regulations, a Commercial Recreation Facility is an allowable use in the General District with CUP. This is an expansion of a legally allowed existing use.

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.

Yes, The proposed Commercial Recreation facilities will be in compliance with the town of Barrington Zoning Ordinance.

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

There will be no endangerment to public health or safety. All improvements are to be built following Town and State guidelines.

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

No, the campground has been in existence since the 1980's and property values have been based on having a campground as an abutter. Based upon conversations with Realtors, the expansion should not have much, if any, impact on values.

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.

Since this is an expansion of the existing use, the compatibility with the neighborhood doesn't change.

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

Based upon the traffic impact analysis prepared by Farwell Engineering dated April 20, 2020, there will be minimal traffic impact and will not have an adverse impact.

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

The expansion of the sites will not increase the number of boat slips and it is expected that there will only be a few additional trailered boats. It is expected that more kayak and canoes will enjoy the Lake.

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. Communications with the SLVWD have been had to ensure wells have capacity for the proposed sites.

The road agents recommendations for signage and low vegetation along Hall Road will be met. There will be no public expenditures required.

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

Yes, a 50 foot vegetative buffer is proposed with enhancements as necessary based upon guidelines recommended by a forester and arborist (see letters in Site Plan Application). A wooden stockade fence is also proposed near the closest abutter house.

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 | <i>Raymond A. Bisson</i> | Date | 4/27/2020 |
| Owner Signature | <i>Scott E. Grew</i> | Date | 4/27/2020 |
| Owner Signature | | Date | |
| Staff Signature | | Date | |