

Revised
NEW OWNER

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+133-NR-19-SR

Case Number: _____ Project Name: Wildlife Encounters Ecology Center + Farm School Date: 2/12/2020

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) 77 1/2 Acres

Project Address: 270 Beauty Hill Road

Current Zoning District(s): Neighborhood Residential Map(s) 250-249 Lot(s) 32+133

Request: gravel access and parking area propose barn + greenhouse - detention basin, Educational Institutions

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.

New

Owner: _____
Company: DWSX2 Holdings, LLC
Phone: 603-923-1168 Fax: _____ E-mail: Office@weecocenter.com
Address: 270 Beauty Hill Road, Barrington, NH 03825

Applicant (Contact): Mr. Derek Small
Company: Wildlife Encounters
Phone: 603-923-1289 Fax: N/A E-mail: derek@weecocenter.com
Address: 270 Beauty Hill Road, Barrington, NH 03825

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

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

Engineer: Tobin Farwell PE
Company: Farwell Engineering Services, LLC
Phone: 603-292-5787 Fax: _____ E-mail: _____
Address: 265 Wadleigh

Barbara Irvine
Owner Signature
Staff Signature

Derek Small
Applicant Signature
Date: 2/12/2020

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

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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 Wildlife Encounters Ecology Center & Farm School

Address of Property 270 Beauty Hill Road Barrington, NH 03825

Tax Map 249 Lot 32 Zoning District(s) NR Overlay _____ Total Area of Site 77 +/- acres

Name of Applicant/Agent Wildlife Encounters, LLC

Mailing Address of Applicant/Agent 270 Beauty Hill Road Barrington, NH 03825

Telephone: 603-923-1168 Email: office@weecocenter.com Fax: N/A

Name of Property Owner DWS x 2 Holdings, LLC

Mailing Address of Property Owner 270 Beauty Hill Road Barrington, NH 03825

Telephone: 603-923-1289 Email: derek@weecocenter.com Fax: N/A

Letter of Authorization Provided N/A

Signature of Owner [Signature]

Deed Provided by town.

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

see attachment

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

see attachment

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.

see attachment

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.

see attachment

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

see attachment

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

see attachment

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.

see attachment

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

see attachment

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

see attachment

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.

see attachment

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

see attachment

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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.

[Handwritten Signature]

Applicant/Agent Signature Date 2/12/2020

[Handwritten Signature]

Owner Signature Date 2/12/2020

Owner Signature Date

Staff Signature Date

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Describe in detail all existing uses and structures on the subject property:

The subject property currently features:

- *A mid-1700's farmhouse that has been historically used for residential and commercial use. Today it functions similarly as a residence for the applicant, his one minor child and their pets, as well as office space and records storage for Wildlife Encounters, LLC.*
- *A relocated hay barn that was converted into a garage by the previous property owner. Previously the garage after relocation to the 270 Beauty Hill address, was most recently used for equipment and vehicle storage and a workshop for racing cars. Today it serves as equipment and hay storage as well as partial shelter for one mini-donkey.*
- *Renovation / Reconstruction of house-attached barn space. Attached to the house was a 50+% collapsed barn structure which was being used for storage only. With permitted authority from the town, in process is deconstruction & clean-up of most of the structure and its contents, after which is planned the construction on the same footprint of a modern, safe attached garage/workshop structure.*
- *36' x 48' seven-stall modern construction barn under existing permit authority from the Town of Barrington, was disassembled and relocated from a farm in Deerfield to 270 Beauty Hill Road and is nearing structural re-assembly completion and a permitted accessory building on the farm property.*

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

The proposed use, modifications & structures discussed in the Conditional Use permit and accompanying Site Plan are to support this residential rural farm property and establishment of an educational institution committed to practice and teachings the understanding, appreciation and active pursuit of wellness for individual, community and the environment.

Like many large parcels and back lot spaces in the general area, this 77-acre parcel has a large developable tract beyond a small wetland crossing that is well suited for potential modern residential development. However, it is the desire and intent of the applicant, the ownership entity and many in the community, to preserve and protect the natural, historical and community value of "the old Swain farm" as largely open and natural space. To effectively and in a financially viable manner steward and maintain the space in the modern world, requires returning the property that has sat dormant for the last several decades – to a productive status as it held in the community for several prior generations.

Past residential / commercial activities on the property, which at the time featured at least 3 large major barn structures, tall silos and more – were as a dairy operation, Poultry & Egg production, moderately intensive beef cattle production, racehorse breeding and more. To do so today on scale would potentially present undesirable impacts such as excessive animal noise, smell and community safety risks.

The Applicant's proposed use under this Conditional Use Permit Application would feature the return of animals to the farm property, but not on a scale that would have such a potentially negative impact on the environment or abutters.

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As an Environmental Education Institution, the Wildlife Encounters Ecology Center & Farm School would steward the property in a responsible and respectful manner that benefits the community and protect the natural resources by:

- Management & removal of existing invasive species of plants that threaten native species, soil & water quality, etc.
- The establishment in part or in whole of the property as a National Wildlife Federation (NWF) Certified Wildlife Habitat.
- The restoration and/or establishment of overgrown farm roads, open spaces and such to support safe guided exploration and active engagement of the natural spaces by students and guests via trails, paths, and established & designated woods, field and wetland based experiential learning spaces.
- The establishment of a much safer and less intrusive entrance to the property by guests through the approval of a slightly modified existing ingress point from Beauty Hill Road to the farm property, the creation of a safe gravel driveway and parking space far from road traffic to ensure safety for kids, students and adults alike.
- The establishment of structures that do not alter, or at not markedly uncharacteristic of the appearance and nature of the area as a rural, agricultural and residential area – yet are able to safely and securely provide space and protection for the animals, assets and guests of the educational institution.
- Conducting commercial activities consistent with the proposed use as an Educational Institution to ensure the protection and stewardship of the property and associated costs can be sustainably maintained.

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.

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

Per Article 19, an Educational Institution is listed as a permitted use in the Town of Barrington’s Zoning and Land Use Regulations for the Neighborhood Residential Zone with the issuance of a Conditional Use Permit. Furthermore, the Town of Barrington does not specifically define what an “Educational Institution” is, nor is characterized by. Thus, the proposed use meets the generally accepted definition of an education institution. According to 41 CFR 102-71.20 [Title 41 : Public Contracts And Property Management Subtitle C ; Federal Property Management Regulations System Chapter 102 ; Federal Management Regulation System Subchapter C ; Real Property Part 102-71 ; General] Educational activities mean activities such as (but not limited to) the operation of schools, libraries, day care centers, laboratories, and lecture or demonstration facilities.

Since the Town of Barrington does not define the Educational Institution or its use, the Law and Legal Definition properly defines the planned use of the property of which the proposed use and proposed facility falls in line with this definition. Therefore, this proposed application falls in line with the Town of Barrington code under Permitted Use with Conditional Use Permit.

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

It is agreed and understood that if completed, the development in its proposed location will comply with all the requirements of this Ordinance, and with specific conditions or standards established in this Section for the buildings, structures or use.

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

As an organization that has been working with animals, kids and the public for 16 years, safety is always our top concern! The buildings and structures, should they be completed, will be of a nature that they comply with all Town, State and/or Federal code and safety requirements.

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*Proposed Use under the Conditional Use Permit Application will operate within the guidelines of and under the authority / inspection of a wide variety of state and federal entities to include: *see provided supportive documentation*

- OSHA
- National Fire Protection Association
- National Safety Association
- American Camp Association Standards
- New Hampshire Fish & Game – Wildlife Possession & Exhibition Regulations
- USDA – Captive Wildlife Possession & Exhibition under the Animal Welfare Act
- US Fisheries & Wildlife - Captive Wildlife Possession & Exhibition under the Migratory Bird Treaty Act
- Zoological Association of America – Accredited Educational Facility Guidelines

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

The proposed use, the buildings and structures will not negatively impact abutting property value. The retention of a large environmentally friendly parcel fits the rural characteristic of the Town and the immediate area.

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 proposed buildings and structures are non-commercial by nature of their appearance and are consistent with the Neighborhood Residential and Agricultural character of the area. Abutters properties not being used commercially are a fraction of the size of the property under consideration, and currently are characterized by the presence of animals (domestic, farm & wildlife), children and families enjoying outdoor play and the benefits of the natural environment.

The proposed commercial use of this property as an Educational Institution is substantively consistent and compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located.

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

The primary intent of the driveway and parking lot in the proposed site plan is to maximize pedestrian/visitor safety and minimize impact on Beauty Hill Road. Parking will be as far away from the town road as possible under this proposed use and site plan. The proposed driveway entrance will have an excellent line of site in both directions for safe ingress & egress of visitor motor vehicles and will be much safer than existing property curb cuts.

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

The proposed use under this Conditional Use Application is as an Education Institution, the nature of which is focused in large part on environmental conservation both through direct action and instruction. The proposed use will be promoting and enhancing the protection of the natural and environmental resources of the Town of Barrington, State of NH, the region and beyond.

8. Adequate public facilities, 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.

The proposed use will not require any additional town services. Due to the multiple access points to Routes 4, 9 & 125, The proposed use is not expected to generate any excessive traffic and most of the use will be during non-peak traffic hours.

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

Visual barriers between the barn / education area and Map 249 Lot 31 (Griffins) have been proposed and illustrated on the site plan attached to this application.

Visual barriers between Map 249 Lot 133 (proposed driveway/parking/educational pasture) and Map 250 Lot 134 (Campbells) are existing along the fence line and have been discussed with abutter to leave as existing to fill in naturally or to be enhanced with additional native & appropriate flora. Artificial barrier in the way of a privacy fence has been discussed and determined as unnecessary and is not proposed at this time but is subject to future reassessment.

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Return to:
DWSx2 Holdings LLC
270 Beauty Hill Road
Barrington, NH 03825

E-Doc # 200001121 01/22/2020 03:32:00 PM
Book 4728 Page 370 Page 1 of 2

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA153308 25.00
TRANS TAX ST850162 3,375.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Peter C. Cook, individually, of 270 Beauty Hill Road, Barrington, NH 03825, for consideration paid grant(s) to **DWSx2 Holdings LLC**, a New Hampshire Limited Liability Company, of 152 Charles Street, Rochester, NH 03867, with **WARRANTY COVENANTS**:

A certain tract or parcel of land with the buildings thereon situate on the Northeasterly side of Beauty Hill Road, in the Town of Barrington, County of Strafford, and State of New Hampshire, being designated as Lot No. 2 on a plan entitled "Subdivision Plan - Calvin Swain - Barrington, New Hampshire" dated May, 1979, by Frederick E. Drew Associates to be recorded in the Strafford County Registry of Deeds, bounded and described as follows:

Beginning at a point on the northeasterly side of said Beauty Hill Road at a stone wall at land now or formerly of S. Baxter, thence turning and running by and along said Beauty Hill Road bounded partially by a stone wall, the following courses and distances: North 59° 04' West a distance of 96.5 feet, thence North 50° 02' West a distance of 557.4 feet, thence North 58° 17' West a distance of 132.9 feet, thence North 52° 46' West a distance of 227.3 feet, thence North 42° 53' West a distance of 79.1 feet to a point at Lot No. 1 as shown on said plan, thence turning and running North 50° 28' East by and along said Lot No. 1 a distance of 417.5 feet to a point, thence turning and running North 43° 06' East by and along said Lot No. 1 a distance of 211.3 feet to a stone wall at land now or formerly of Bergstrom & Jennison, thence turning and running by and along said land of Bergstrom & Jennison by a stone wall and wire fence the following courses and distances, North 47° 31' East a distance of 170.2 feet, North 49° 33' East a distance of 248.1 feet, North 49° 12' East a distance of 143.4 feet, North 48° 47' East a distance of 371.9 feet, North 50° 17' East a distance of 94.2 feet, North 48° 08' East a distance of 186.7 feet, North 48° 23' East a distance of 493.1 feet, North 48° 18' East a distance of 222.6 feet, North 52° 23' East a distance of 153.0 feet, North 47° 25' East, a distance of 306.0 feet to a wire fence at land now or formerly of C. Hubbell, thence turning and running South 32° 30' East by and along said wire fence and land of Hubbell a distance of 560.0 feet to a point at land now or formerly of D. Stone, thence turning and running South 35° 17' East by and along said wire fence and land of Stone a distance of 892.4 feet to a point at an intersecting wire fence at land now or formerly of

Patroni, thence turning and running South 47° 49' West by and along said wire fence and a stone wall and land of said Patroni a distance of 1949.9 feet to a point at land now or formerly of S. Baxter, thence turning and running North 60° 55' West by and along said land of Baxter a distance of 225.1 feet to a point, thence turning and running South 47° 20' West by and along said - land of -Baxter a distance of 392.1 feet to a point at the stone wall at the Northeasterly side of said Beauty Hill Road and the point of beginning, containing 77 acres, more or less.

Meaning and intending to convey the remainder interest in the remaining portion of Tract No. 1 conveyed to Calvin S. Swain and Katherine C. Swain, by deed of Calvin S. Swain dated June 17, 1982, recorded at Book 1081, Page 632, Strafford County Registry of Deeds.

EXCEPTING AND RESERVING therefrom, however, that portion of said premises heretofore conveyed by deed of Calvin S. Swain to Peter C. and Victoria H. Cook, dated June 17, 1982, and recorded at Book 1081, Page 631 of the Strafford County Registry of Deeds, and by deed of Calvin S. Swain and Katherine C. Swain to Dwayne E. Cook and Jody H. Cook, dated November 20, 1987, and recorded at Book 1355, Page 0718, of the Strafford County Registry of Deeds, and by deed of Peter C. Cook to Richard Campbell and Sarah Campbell dated May 11, 2017, and recorded at Book 4475, Page 0640, of the Strafford County Registry of Deeds.

For further reference see plan entitled "Subdivision Plan, 270 Beauty Hill Road, Barrington, Strafford County, New Hampshire, prepared for Peter C. Cook and Richard & Sarah Campbell" prepared by Norway Plains Associates, Inc. dated April 17, 2017, and recorded at the Strafford County Registry of Deeds as Plan 113-065.

Meaning and intending to describe and convey a portion of the same premises conveyed to Peter C. Cook by deed of Calvin S. Swain and Katherine C. Swain (excepting therefrom a life estate) dated November 14, 2001 and recorded in Book 2410 page 0008. Calvin S. Swain having died on November 22, 2011 and Katherine C. Swain having died on May 3, 2002.

The Grantor hereby releases any and all rights of homestead in the above described premises.

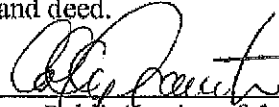
Executed this 22nd day of January 2020.



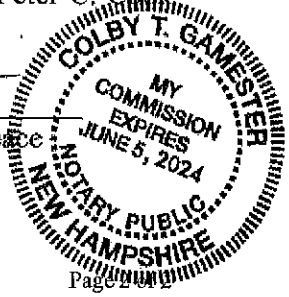
Peter C. Cook

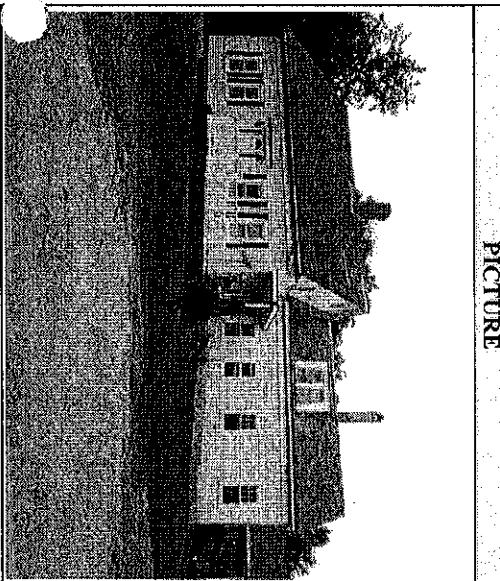
STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

Then personally appeared before me on this 22nd day of January 2020, the said Peter C. Cook and acknowledged the foregoing to be his voluntary act and deed.



Notary Public/Justice of the Peace
Commission expiration:





PICTURE

OWNER

TAXABLE DISTRICTS

BUILDING DETAILS

DWSX2 HOLDINGS LLC

270 BEAUTY HILL RD
BARRINGTON, NH 03825

District Percentage

PERMITS

Date	Project Type	Notes
10/29/18	MISCELLANEOUS (MI BARN - FARMING & AGRITOURISM A	
06/28/18	DEMOLITION	APPROX 30' X 60' PARTIALLY COL
09/13/17	RESIDENTIAL ALTERAROOF REPLACEMENT	
07/20/17	SEPTIC	

Model: 1.75 STORY FRAME CAPE
Roof: GABLE HIP/PREFAB METALS
Ext: VINYL SIDING
Int: PLASTERED
Floor: PINE/SOFT WD
Heat: OIL/HOT WATER
Bedrooms: 5 Baths: 1.0 Fixtures: 3
Extra Kitchens: Fireplaces:
A/C: No Generators:
Quality: A1 AVG+10
Com. Wall:
Size Adj: 0.9126 Base Rate: RSA 109.00
Bidg. Rate: 0.9838
Sq. Foot Cost: \$ 107.23

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH FIN	55	0.25	14
STO	STORAGE AREA	180	0.10	18
DEK	DECK/ENTRANCE	518	0.10	52
TOP	3/4 STRY FIN	1170	0.75	878
FFP	FST FLR FIN	1740	1.00	1740
BMU	BSMNT	1588	0.15	238
ATF	ATTIC FINISHED	570	0.25	143
		5,821		3,083

2019 BASE YEAR BUILDING VALUATION			
Market Cost New:			\$ 330,590
Year Built:			1790
Condition For Age:	AVERAGE		38 %
Physical:			
Functional:	COND		25 %
Economic:			
Temporary:			
Total Depreciation:			63 %
Building Value:			\$ 122,300

