



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 March 12, 2021 Case No. 251-64-GR-SDAO-17-ZBA- Ext 2
 Owner Steven F. Lenzi and Pamela M. Lenzi Revocable Trust / Applicant: EIP Communications I, LLC
 Mailing Address c/o Duval & Klasnick LLC, P.O. Box 254, Boxford, MA 01921
 Phone (781) 873-0021 Email dldasnick@dkl-legal.com

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'	Rec'	
<input type="checkbox"/>	<input type="checkbox"/>	1. Zoning Board of Adjustment Application Checklist (<i>this form</i>)
<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	5. Completed Project Application Form <input type="checkbox"/> Variance <input type="checkbox"/> Special Exception <input type="checkbox"/> Appeal <i>✓ Extension</i>
<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 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 ½" 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 Duine
Staff Signature

3/11/2021
Date

Land Use Department
Town of Barrington; 333 Calef Highway; Barrington, NH 03825
mgasses@barrington.nh.gov Phone: 603.664.5798

PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 251-64-GR-SDAO-17-ZBA EXT ~~2~~

Project Name VW2-NH-0032A Barrington 1

Location Address Bunford Road

Map and Lot 251, 64

Zoning District (Include Overlay District if Applicable) General Residential & Stratified Drift Acquirer

Property Details:

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

Use: _____

Number of Buildings: _____ Height: _____

Setbacks: Front _____ Back _____ Side _____ Side _____

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:

The Applicant respectfully request a further 2 year extension until April 27, 2023 for the variance decision dated April 27, 2017, pursuant to RSA 674:33(I-a). (Please see narrative for further description of extension request)

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

Barrington Zoning Ordinance Requirements:

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

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.

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

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

- 4. Granting of the variance would do substantial justice.

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

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.

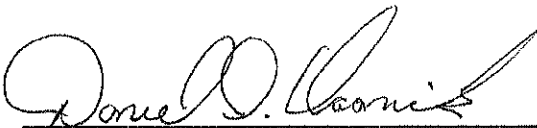
- 3. No creation of a traffic safety hazard or substantial traffic congestion will result in the vicinity of the proposed development.

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.



March 12, 2021

Signature of Applicant **Daniel D. Klasnick**
Attorney for EIP Communications I, LLC

Date

See Letter of Authorization

Signature of Owner

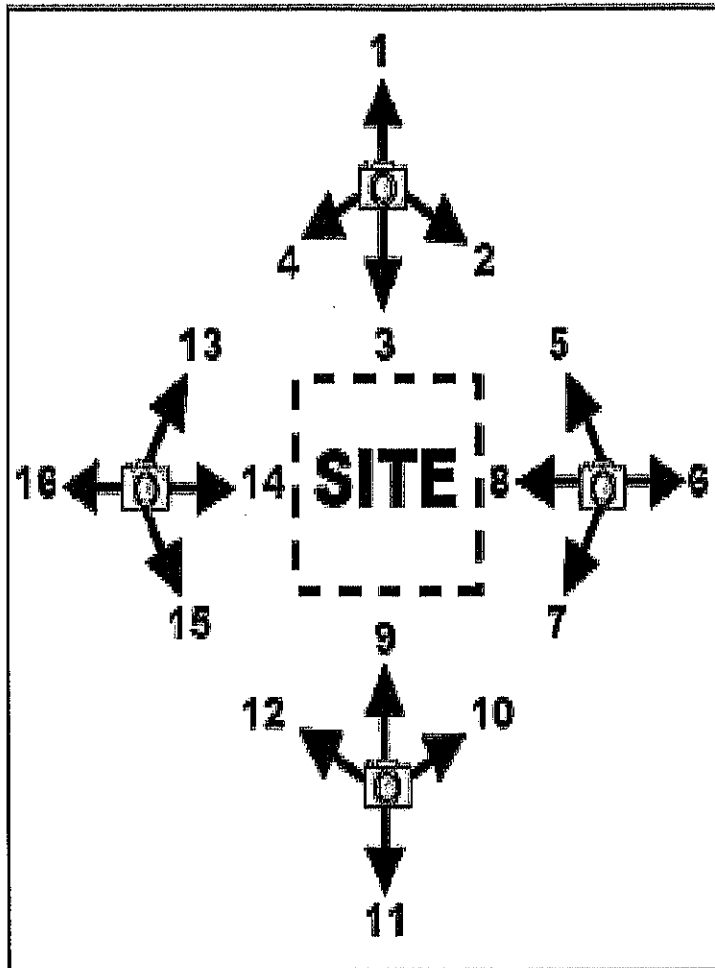
Date

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.



DUVAL & KLASNICK LLC
COUNSELORS AT LAW

Daniel D. Klasnick

Licensed in Massachusetts, New Hampshire and New York

Desk: (781) 873-0021 - Mobile: (774) 249-2814

dklasnick@dkl-legal.com

March 9, 2021

Karyn Forbes, Chair
Zoning Board of Adjustment
Town of Barrington
333 Calef Highway
Barrington, New Hampshire 03825

**RE: Second Extension Request – Case Number 251-64-GR/SDAO-17-ZBA
Wireless Telecommunications Tower
Bumford Road (Map 251, Lot 64)**

Dear Chair Forbes:

EIP Communications I, LLC as successor by merger to Varsity Wireless Investors, LLC (“EIP Communications”) respectfully submits this request to further extend the period to exercise the rights authorized under the Notice of Decision for the installation of the wireless communications tower on Bumford Road to the Town of Barrington Zoning Board of Adjustment (“Board”). EIP Communications is seeking a further **two (2) year** extension until **April 27, 2023** of the following:

Case No. 251-64-GR/SDAO-17-ZBA: Notice of Decision dated April 27, 2017 - By decision dated April 27, 2017 (“Decision”), the Barrington Zoning Board of Adjustment voted to grant a variance from 10.4(3) to allow the 150’ monopole tower that will structurally accommodate at least 4 wireless service providers and associated antennas with ground equipment to project more than 20’ above the tree canopy on Bumford Road (Map 251, Lot 64).

PERMITTING HISTORY

The request was for a variance to allow the installation and operation of a wireless telecommunications tower extending more than 20’ above the tree canopy as shown on a plan prepared by Hudson Design Group, LLC with a last revision date of September 19, 2017. Separate relief from the Planning Board was also obtained for site plan review to construct a 150’ monopole tower by Notice of Decision dated June 7, 2017.

At its regularly scheduled meeting on May 15, 2019, the Board voted to approve the extension request for the variance approval through April 27, 2021.

See Attachments, Notice of Decision and Notice of Extension

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SUMMARY OF PROPOSED INSTALLATION

EIP Communications' approved proposal is to construct a self-supporting 150-foot monopole tower to accommodate the antennas of at least four wireless service providers. The tower, ground equipment and supporting utility connections will be installed inside an area of approximately 3,855 square feet that will be surrounded by a fence with a twelve (12) foot wide locked entrance gate. Access will be over the existing driveway from Bumford Road. Electric and telephone lines will be connected to existing electric and telco service according to utility company specifications. There are no changes proposed to the approved telecommunications facility.

EIP COMMUNICATIONS' INTEREST IN THE PROPERTY

The Trustees of the Steven F. Lenzi Rev. Trust and Pamela M. Lenzi Rev. Trust ("Owner") are leasing to EIP Communications a portion of the Owner's property being shown on the Tax Map of the Town of Barrington as 251, Lot 64 with address of Bumford Road for the location of a wireless telecommunications tower with access and utility service over the property. The Owner has given EIP Communications full authority to file for the necessary approvals for the installation of a wireless telecommunications tower facility at this site.

REQUESTED EXTENSION

EIP Communications respectfully requests that the Board grant a further extension of time under the Decision to exercise all rights authorized thereunder and satisfy all conditions for the proposed wireless telecommunications tower facility at Bumford Road, Barrington, New Hampshire.

Specifically, EIP Communications requests that the Board vote to direct the following:

- The period under which EIP Communications has to exercise the rights authorized under the Notice of Decision dated April 27, 2017 shall be further extended for an additional period of two (2) years ending on **April 27, 2023.**

BASIS FOR REQUESTING EXTENSION

Under the terms of the approval and under the requirements of RSA 674:33, the variance, as previously extended, is set to expire on April 27, 2021.¹ New Hampshire law and the Barrington Zoning Ordinance provides that the zoning board of adjustment may extend the variance for good cause.

¹ RSA 674:33(1-a) states that variance shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustment for good cause, provided that no such variance shall expire within 6 months after the resolution of a planning application filed in reliance upon the variance.

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Due to further unforeseen circumstances, EIP Communications has not commenced construction of the wireless telecommunications tower facility at Bumford Road. Originally, EIP Communications had secured interest from a national wireless carrier, however, as a result of the continued business restructuring resulting from the completion of the merger between two of the nation's top wireless service providers, the site continues to remain on hold. This continued delay disrupted the scheduling, planning and ordering of the materials necessary to undertake to install the wireless telecommunications tower facility at Bumford Road.

The telecommunications tower is proposed to be located in an area of Barrington that was found suitable by both the Planning Board and Zoning Board of Adjustment. The location is uniquely situated to allow for the installation of a wireless facility to satisfy the network requirements of the nation's wireless service providers. There are no changes proposed to the height of the approved telecommunications facility. The further extension will afford EIP Communications the opportunity to overcome a number of hurdles prior to being able to undertake the satisfaction of the requirement to commence active and substantial work.

While EIP Communications continues to diligently pursue the completion of the project, it will not be possible to undertake prior to the lapse period granted in the first extension and therefore a further extension is both necessary and appropriate.

CONCLUSION

For the foregoing reasons, EIP Communications respectfully requests that the Board: Grant a further extension to the time to exercise the rights granted under the Decision for an additional period of two (2) years ending on **April 27, 2023**.

We look forward to discussing the requested extension with the Barrington Zoning Board of Adjustment. Please let me know if you need any additional information. Thank you

Very truly yours,
DUVAL & KLASNICK LLC



By: Daniel D. Klasnick
Attorney at Law

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100 foot Abutters List Report

Barrington, NH
March 09, 2021

Subject Property:

Parcel Number:	251-0064	Mailing Address:	LENZI STEVEN & PAMELA TRS REV TR
CAMA Number:	251-0064		304 YOUNG RD
Property Address:	BUMFORD RD		BARRINGTON, NH 03825

Abutters:

Parcel Number:	251-0038	Mailing Address:	NEUBAUER NANCY A COLE NEUBAUER
CAMA Number:	251-0038		ANDREW
Property Address:	143 PROVINCE RD		143 PROVINCE RD
			BARRINGTON, NH 03825

Parcel Number:	251-0039	Mailing Address:	RAU DAVID B & APRIL D TRS FAM REV
CAMA Number:	251-0039		TR
Property Address:	161 PROVINCE RD		161 PROVINCE RD
			BARRINGTON, NH 03825

Parcel Number:	251-0040	Mailing Address:	DESHAIS JOSEPH
CAMA Number:	251-0040		191 PROVINCE RD
Property Address:	191 PROVINCE RD		BARRINGTON, NH 03825

Parcel Number:	251-0041	Mailing Address:	O'CONNELL EDWARD E & CRISTINE
CAMA Number:	251-0041		195 PROVINCE RD
Property Address:	195 PROVINCE RD		BARRINGTON, NH 03825

Parcel Number:	251-0044	Mailing Address:	RAMSBOTHAM THOMAS & CAROLYN
CAMA Number:	251-0044		54 NUTE RD
Property Address:	PROVINCE RD		MADBURY, NH 03823

Parcel Number:	251-0045	Mailing Address:	BAXTER JOHN % THOMASINA
CAMA Number:	251-0045		RICHARDSON
Property Address:	202 PROVINCE RD		43 HANSONVILLE RD
			BARRINGTON, NH 03825

Parcel Number:	251-0046	Mailing Address:	WEIKER JARED & TATYANA
CAMA Number:	251-0046		156 PROVINCE RD
Property Address:	156 PROVINCE RD		BARRINGTON, NH 03825

Parcel Number:	251-0050	Mailing Address:	WILDE MARCIA J & JOHNSON PHILI
CAMA Number:	251-0050		38 MADBURY RD APT 204
Property Address:	PROVINCE RD		DURHAM, NH 03824

Parcel Number:	251-0051	Mailing Address:	LEAK SHIRLEY TRS SHIRLEY LEAK REV
CAMA Number:	251-0051		TR
Property Address:	66 PROVINCE RD		66 PROVINCE RD
			BARRINGTON, NH 03825

Parcel Number:	251-0065	Mailing Address:	LENZI STEVEN & PAMELA TRS REV TR
CAMA Number:	251-0065		304 YOUNG RD
Property Address:	47 BUMFORD RD		BARRINGTON, NH 03825

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www.cai-tech.com

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The property data available on this site is updated periodically. The Town of Barrington makes no warranties with regard to its accuracy or completeness and assumes no liability associated with the use of this data.



100 foot Abutters List Report

Barrington, NH
March 09, 2021

Parcel Number: 251-0069 Mailing Address: FORTIER LISA A
CAMA Number: 251-0069 83 HAYES DR
Property Address: 83 HAYES RD BARRINGTON, NH 03825 ✓

Parcel Number: 251-0070 Mailing Address: FORTIER LISA A
CAMA Number: 251-0070 83 HAYES RD
Property Address: 82 HAYES RD BARRINGTON, NH 03825 ✓

Parcel Number: 251-0071 Mailing Address: FORTIER LISA A
CAMA Number: 251-0071 83 HAYES RD
Property Address: 78 HAYES RD BARRINGTON, NH 03825 ✓

Parcel Number: 253-0006 Mailing Address: HAYES BARBARA R TRS REV TR
CAMA Number: 253-0006 63 HAYES RD
Property Address: 63 HAYES RD BARRINGTON, NH 03825 ✓

Parcel Number: 253-0007 Mailing Address: HAYES BARBARA R TRS REV TR
CAMA Number: 253-0007 63 HAYES RD
Property Address: HAYES RD BARRINGTON, NH 03825 ✓

Parcel Number: 253-0008 Mailing Address: RAMSBOTHAM THOMAS & CAROLYN
CAMA Number: 253-0008 54 NUTE RD
Property Address: PROVINCE RD MADBURY, NH 03823 ✓

Parcel Number: 253-0009 Mailing Address: CARLSEN WILLIAM S & LAURA E
CAMA Number: 253-0009 16 SHEPERDS LN
Property Address: WINKLEY POND RD EPPING, NH 03042 ✓

Parcel Number: 253-0016 Mailing Address: SOULIERE DONALD & DAVID
CAMA Number: 253-0016 73 WINKLEY POND RD
Property Address: 73 WINKLEY POND RD BARRINGTON, NH 03825 ✓

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The property data available on this site is updated periodically. The Town of Barrington makes no warranties with regard to its accuracy or completeness and assumes no liability associated with the use of this data.

Town of Farmington
Board of Selectmen
356 Main Street
Farmington, NH 03835

Town of Stratham
Board of Selectmen
10 Bunker Hill Avenue
Stratham, NH 03885

Town of Strafford
Board of Selectmen
12 Mountainview Drive
Strafford, NH 03884

Town of Greenland
Board of Selectmen
11 Town Square
Greenland, NH 03840

Town of Northwood
Board of Selectmen
818 1st NH Turnpike
Northwood, NH 03261

Town of Newington
Board of Selectmen
205 Nimble Hill Road
Newington, NH 03801

Town of Deerfield
Board of Selectmen
8 Raymond Road
Deerfield, NH 03037

Town of Madbury
Board of Selectmen
13 Town Hall Road
Madbury, NH 03823

Town of Nottingham
Board of Selectmen
139 Stage Road
Nottingham, NH 03290

City of Dover
City Council
288 Central Avenue
Dover, NH 03820

Town of Epping
Board of Selectmen
157 Main Street
Epping, NH 03042

Town of Rollinsford
Select Board
667 Main Street
Rollinsford, NH 03869

Town of Lee
Select Board
7 Mast Road
Lee, NH 03861

City of Somersworth
City Council
One Government Way
Somersworth, NH 03878

Town of New Market
Town Council
186 Main Street
New Market, NH 03857

City of Rochester
City Council
31 Wakefield Street
Rochester, NH 03867

Town of Newsfields
Town Council
65 Main Street
Newsfields, NH 03856

Town of Durham
Town Administrators Office
8 Newmarket Road
Durham, NH 03824

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LETTER OF AUTHORIZATION

We, Steven F. Lenzi as Trustee of the Steven F. Lenzi Revocable Trust u/d/t September 25, 2008 and Pamela M. Lenzi as Trustee of the Pamela M. Lenzi Revocable Trust u/d/t September 25, 2008, are owners of a certain parcel of land located at Bumford Road (Map 251, Lots 64, 65 and 66), Barrington, Strafford County, New Hampshire, recorded at the Strafford County Registry of Deeds in Book 3707, Page 826.

As owners of the above-referenced property, we hereby authorize Varsity Wireless, LLC and any of its designated agents or assigns, to apply for all necessary municipal, state, federal and other permits necessary to accommodate the installation of a wireless telecommunication facility on our property.

STEVEN F. LENZI REVOCABLE TRUST

By: *Steven F. Lenzi*
Name: Steven F. Lenzi
Title: Trustee
Date: 3/30/16

PAMELA M. LENZI REVOCABLE TRUST

By: *Pamela M. Lenzi*
Name: Pamela M. Lenzi
Title: Trustee
Date: 3-30-16

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Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

mgasses@barrington.nh.gov

. NOTICE OF EXTENSION

May 20, 2019

Steven & Pamela Lenzi TRS REV TR
304 Young Road
Barrington, NH 03825

Attorney Earl W. Duval
Offices of Duval, Klasnick & Thompson LLC
3 No. Spring St. Suite 101
Concord, NH 03301

Re: 251-64-GR/SDAO-17-ZBA (Owners: Steven & Pamela Lenzi TRS REV TR) On April 19, 2017 received a variance that expired on April 19, 2019 and requested an extension to April 27, 2021. See Case Below:

251-64-GR/SDAO-17-ZBA (Owners: Steven F. & Pamela M. Lenzi Revocable Trust) Request by applicant for a variance from Article 10 Wireless Communications 10.4(3) and 10.4(5) Dimensional Requirements to construct a 150' tall wireless communications facility that will be located 60' from wetlands located on Bumford Road (Map 251, Lot 64) in the General Residential (GR) Varsity Wireless, LLC ; 290 Congress Street; 7th Floor; Boston, MA 02210

The Variance was Granted from 10.4(3) on April 19, 2017. The Variance from 10.4(5) was withdrawn.

Dear applicant:

This is to inform you that the Barrington Zoning Board at its May 15, 2019 meeting *GRANTED* the request for an extension for the application referenced above. The original approval date was April 19, 2017, with an expiration of April 19, 2019. The new expiration date is April 27, 2021. (*Reference RSA 674:33 I-a*)

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Marcia J. Gasses
Town Planner

cc: file

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Planning & Land Use Department
Town of Barrington
PO Box 660
333 Calef Highway
Barrington, NH 03825
603.664.0195
barrplan@metrocast.net

Barrington Zoning Board of Adjustment Notice of Decision

Case Number: 254-64-GR-SDAO-17-ZBA

Location: Bumford Road

Date: April 27, 2017

Re: 251-64-GR/SDAO-17-ZBA (Owners: Steven F. & Pamela M. Lenzi Revocable Trust) Request by applicant for a variance from Article 10 Wireless Communications 10.4 (3) and 10.4 (5) Dimensional Requirements to construct a 150' tall wireless communications facility that will be surrounded by a fence that will be located 60' from wetlands located on Bumford Road (Map 251, Lot 64) in the General Residential (GR), LLC; 290 Congress Street, 7th Floor; Boston, Ma 02210.

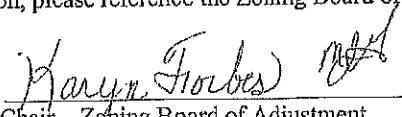
You are hereby notified that the request of Case# 254-64-GR-SDAO-17-ZBA , for a Variance from the terms of the Barrington Zoning Ordinance has been GRANTED for the following reasons:

Variance GRANTED from 10.4(3) to allow the tower to project more than 20' above the tree canopy. The variance request from 10.4(5) to allow the fence to be located 60' from the wetland was continued.

After a consideration of the petitioners application, and after consideration of all evidence presented to the Board at the public hearing, held on Wednesday, April 19 , 2017, it is the decision of the Board that the unique facts in the specific case #251-64-GR-SDAO-17-ZBA authorize a Variance from the terms of the Ordinance. It is the decision of the Board that owing to the special conditions of the case, that a literal enforcement of the Ordinance will result in unnecessary hardship and so by GRANTING a Variance in this specific case, the spirit of the ordinance is observed and substantial justice will be done. The variance was granted on the plan set with a revision date of, March 3, 2017 and stamped, April 19, 2017. For additional information, please reference the Zoning Board of Adjustment meeting minutes of April 19, 2017.

Case Number: 254-64-GR-SDAO-17-ZBA

Date: April 27, 2017
Map: 254 Lot: 64


Chair - Zoning Board of Adjustment

333 Calef Highway (Route 125)
Barrington, NH 03825

A motion for rehearing may be made in the form of a letter to the Board. The motion must be made within 30 days; this 30-day time period shall be counted in calendar days beginning with the date following the date upon which the board voted to approve or disapprove the application in accordance with RSA 21:35. Reference RSA 677:2

Variations shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustment for good cause, provided that no such variance shall expire within 6 months after the resolution of a planning application filed in reliance upon the variance. RSA 674:33 Ia.

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