



**ZONING DISTRICT: GENERAL / DISTRICT**

LOT SIZE: 80,000 SQ FT (1.84 ACRES)

MIN. 60,000 SQ FT FREE OF HYDRIC A SOILS (OPEN WATER, BOGS, MARSHES, RIVERS, STREAMS OR EXPOSED LEDGE)

MIN. 35,000 SQ FT OF CONTIGUOUS UPLAND SOILS

MIN. FRONTAGE: 200'

FRONT SETBACK: 40'

SIDE SETBACK: 30'

REAR SETBACK: 30'

COMMON DRIVEWAY, SEE SECTION 12.3.1(3) (SUBDIVISION REGULATIONS). ALLOWED TO SERVE 3 OR MORE LOTS AND THE MAXIMUM EXTENT POSSIBLE, THE SHARED PORTION OF THE DRIVEWAY SHALL FOLLOW THE SHARED LOT LINES.

SPECIAL EXCEPTION FOR ARTICLE 4, SECTION 4.1-2 OF THE BARRINGTON ZONING ORDINANCE NEEDED TO ALLOW AN EASEMENT TO ALLOW A COMMON DRIVEWAY EASEMENT ACROSS LOTS 2 & 3

**ZONING ORDINANCE**  
4.1.2.....Lot Frontage  
The side of a parcel used to satisfy the frontage requirement specified in the Table of Dimensional Standards, or other alternative standards, must be the side of the parcel used to provide vehicular access to the property. The Zoning Board of Adjustment may permit, by grant of a Special Exception, that a different side of the property be used for access because site constraints make using the otherwise required frontage inconsistent with protecting the safety, health and welfare of the public.

**OWNERS, APPLICANT, ABUTTERS AND PROFESSIONALS**

**OWNER OF RECORD**  
MARION HERMAN & LORENA BASSETT  
46 HANSONVILLE ROAD  
ROCHESTER, NH 03839

**APPLICANT**  
NOBLE HOMES, LLC  
P.O. BOX 185  
DEERFIELD, NH 03037

**ABUTTERS**  
TAX MAP 216 LOT 2  
BRIAN & JENNIFER MIDAUGH  
15 BOULDER DRIVE  
BARRINGTON, NH 03825

TAX MAP 216 LOT 3  
FAIRWAY HEIGHT HOMEOWNERS  
P.O. BOX 341  
BARRINGTON, NH 03825

TAX MAP 216 LOT 3.01  
KENNETH NEWBURY  
27 BOULDER DRIVE  
BARRINGTON, NH 03825

TAX MAP 216 LOT 3.02  
CLAY & CHRISTINE DERRYBERRY  
35 BOULDER DRIVE  
BARRINGTON, NH 03825

TAX MAP 216 LOT 29 & 36.1  
MICHAEL O'CONNELL REV. TR. 2009  
36 OLD FRENCH MILL  
BARRINGTON, NH 03825

TAX MAP 216 LOT 38  
HILLARY BEDFORD PARKHURST  
4 PILOT ROCK LANE  
RIVERSIDE, CT 06878

TAX MAP 216 LOT 40  
MATTHEW ROY  
137 PARKER MTN ROAD  
BARRINGTON, NH 03825

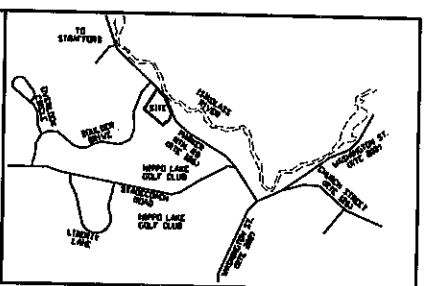
TAX MAP 227 LOT 20  
FRANKLIN RESOURCE GROUP  
88 STAGE COACH ROAD  
BARRINGTON, NH 03825

NHDDT  
P.O. BOX 483  
CONCORD, NH 03301

**PROFESSIONALS**  
NEW HAMPSHIRE LAND CONSULTANTS  
683C FIRST NH TURNPIKE  
NORTHWOOD, NH 03261

WEST ENVIRONMENTAL  
48 STEVENS HILL ROAD  
NOTTINGHAM, NH 03290

STEVEN F. HYDE, ESQUIRE  
1 GREENLEAF WOODS DR., SUITE 102  
PORTSMOUTH, NH 03801



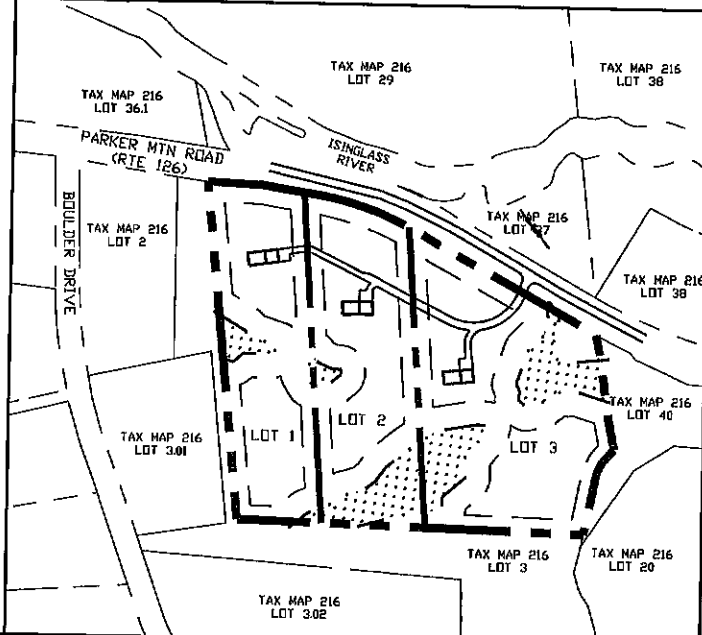
**LOCUS**  
SCALE: N.T.S.

NO.	DATE	DESCRIPTION	BY
1	7/4/21		

GRAPHIC SCALE  
20 10 0 10 20  
SCALE: 1"=40'

PHOTO LOCATION

**OVERALL PLAN**  
SCALE: 1"=200'



**N.H. LAND Consultants**  
SURVEYING-LAND PLANNING-REAL ESTATE  
A Veteran Owned Company

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261 PH: 603-942-9220 WEBSITE: NH.LANDCONSULTANTS.COM

**SPECIAL EXCEPTION PLAN**  
TAX MAP 216 LOT 1  
**NOBLE HOMES, LLC**  
132A NORTH ROAD, DEERFIELD, NH 03037  
OWNED BY  
**MARRION HERMAN & LORENA BASSETT**  
46 HANSONVILLE ROAD, ROCHESTER, NH 03839  
BOOK 4941 PAGE 1024

ROCKINGHAM CO.  
JOB NO: 082.54  
DATE: NOVEMBER 24, 2021

**SPP**  
SHT. 1 of 1