

# Project Application

## Land Use Department

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

240-12-NR-22-SR

Case Number: \_\_\_\_\_ Project Name: The Barn at Union Lake Orchard Date 6-20-2022

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: The Barn at Union Lake Orchard Area (Acres or S.F) 9.9  
 Project Address: 178 Young Road Barrington  
 Current Zoning District(s): \_\_\_\_\_ Map(s) 240 Lot(s) 12  
 Request: Change of use - Conditional Use Permit

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: Ryan Caverly and Karen Lendall Caverly

Company: \_\_\_\_\_  
 Phone: 603-866-1107 Fax: 603-866-9748 E-mail: ryanpcaverly@gmail.com  
 Address: 160 Young Road Barrington, NH 03825 603-664-9949

Applicant (Contact): Ryan Caverly

Company: \_\_\_\_\_  
 Phone: 603-866-1107 Fax: \_\_\_\_\_ E-mail: ryanpcaverly@gmail.com  
 Address: 160 Young Road Barrington, N.H. 03825

Developer: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Address: \_\_\_\_\_

Architect: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Address: \_\_\_\_\_

Engineer: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Address: \_\_\_\_\_

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Owner Signature: Lendall Caverly  
 Staff Signature: Karen Caverly

Applicant Signature: \_\_\_\_\_  
 Date: 6-20-2022 LAND USE OFFICE  
Town Staff 6/22/22  
 TOWN STAFF

# TOWN OF BARRINGTON - LAND USE DEPARTMENT

## PROJECT NARRATIVE

PROJECT NAME The Barn at Union Lake Orchard CASE FILE NUMBER 240-12-NR-22-SR

PROJECT LOCATION 178 Young Road

DATE OF APPLICATION 6-20-2022

### Property Details:

Single-Family Agricultural Residential  Multi-Family Residential Commercial Industrial

Current Zoning: General - agriculture Lot Area Size 9.9

Setbacks: Front 40ft Side 30ft Rear 30ft

Parking Spaces Required: 60 Parking Spaces Provided: 80

Please describe your project and its purpose and intent. You may attach a typed description.

As the 3<sup>rd</sup> generation farm owner, our family plan for the Barn at Union Lake Orchard is to expand our current orchard business to include an event venue. The Barn will be the location of weddings, anniversary and birthday parties, performance gatherings and meetings. Farm to table events are also planned. Our barn will serve as event space for up to 150 people and the property will provide off street parking for over 80 cars.

Since 2014 we have hosted our Annual Peach Pancake Breakfast that supports the Barrington Community Food Pantry. This event draws over 300 people from Barrington to Massachusetts and Maine and all areas in between and we are inviting more and more businesses to set up at our farm to advertise their farm/business and sell their products. The barn will accommodate the businesses as well as attendees to provide a rain or shine fundraising opportunity. We want this to grow as an educational opportunity for all, and attract more people to support a great cause for our community.

Our plan is to expand our offerings for visitors to the orchard, and the Town of Barrington. Customers will continue to visit and experience our farm and be educated about agricultural production. Our plan will include a state approved commercial kitchen that will produce value added items for sale and consumption during harvest, at all events and throughout the year.

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181 WATSON ROAD  
P.O. BOX 1166  
DOVER, NH 03821-1166  
PHONE: 603.749.0443

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June 1, 2022

Town of Barrington  
Planning Board  
333 Calef Highway  
P.O. Box 660  
Barrington, NH 03825

Attn.: Andrew Knapp, Chair

Subj.: Short Traffic Impact Analysis  
The Barn at Union Lake Peach Orchard  
178 Young Road  
Barrington, NH  
Our Reference No.: 22045

Dear Mr. Knapp:

On behalf of our client, The Barn at Union Lake Peach Orchard, Civilworks New England (CNE) is pleased to submit the following Short Traffic Impact Analysis. It is our understanding that the Planning Board requested this information as part of its discussion on February 15, 2022, regarding a Conditional Use permit application. This analysis has been prepared in compliance with Section 4.14.2, Requirements for Short Traffic Impact Analysis.

**Section 4.14.2 (1) - Description of Site**

The project site is located at 178 Young Road in the Neighborhood Residential Zoning District. It contains approximately 9.8 acres of land with 1,080 ft., more or less, of frontage along the westerly side of Young Road. The site has historically been used for seasonal agricultural purposes, specifically a peach orchard, for nearly 40 years. Presently, the site is occupied by a small outbuilding used to support the peach business, as well as a recently constructed barn which is proposed as seasonal wedding event space. Generally, the site slopes downhill from northwest to southeast, or from the rear of the property to Young Road. The surrounding area appears to be primarily residential in nature. The subject site is located 0.8 miles south of NH Route 9 and approximately 0.5 miles north of the intersection of Young and Beauty Hill Roads at the Swains Lake Boat Access Facility.

**Section 4.14.2 (2) - Description of Roadways**

Young Road is a low-volume, paved rural roadway, generally 22 ft. to 24 ft. wide. At the site driveway, the pavement is 22 ft. wide. The northbound lane (traveling toward NH Route 9) at the site driveway is approximately 9 ft. wide with a 1 ft. paved shoulder, and the southbound lane (traveling toward Beauty Hill Road/ Swains Lake) is 10 ft. wide with a 2 ft. paved shoulder.

There is an existing driveway located approximately 30 ft. south and on the opposite side from the subject site driveway and another existing driveway on the opposite side approximately 120 ft. further south along Young Road. Both of these driveways appear to serve the same residence.

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Young Road is posted with a 30 mile per hour speed limit with occasional sections posted at 25 miles per hour due to horizontal geometry of the road. The existing driveway serving the project site is presently gravel and is located at a crest of a vertical curve along Young Road with uphill approach grades from both directions of approximately 10 percent.

Due to the rural nature of the road, there are no pedestrian amenities.

### **Section 4.14.2 (3) - Sight Distance**

Sight Distance at the existing site driveway was evaluated in accordance with the Design Stopping Sight Distance criteria set forth under Section 4.8.7, Stopping Site Distance, Table 2, of the Site Plan Review Regulations. As previously stated, the posted speed on Young Road is 30 miles per hour. For this evaluation, a Design Speed of 40 miles per hour was used based upon field observations. By trailing existing traffic, it was noted that the typical travel speed of motorists ranged from 35 to 40 miles per hour along this section of Young Road depending on the roadway horizontal geometry.

According to Table 2, the Design Stopping Sight Distance for 40 miles per hour, on a level roadway surface is 305 feet. As noted under Section 4.14.2 (2) of this letter report, the approach grades toward the existing driveway entrance along Young Road, from both the north and the south, are approximately 10 percent based on field measurements. Per Table 2, the adjustment for these "upgrades" result in reduction of the Design Stopping Sight Distance to a requirement of 269 feet (see 9% Upgrade) in both directions.

Sight Distance measurements were observed on May 24, 2022, at the existing driveway point of entry onto Young Road. Per Section 4.8.8 (2), the vertex of the site triangle, or the horizontal location of the driver's eye in a vehicle egressing the site driveway, was set 20 feet from the edge of the traveled way on Young Road. The height of the driver's eye was set at 3.5 feet above the existing driveway surface as was the driver's eye of an approaching vehicle from either direction on Young Road. The limits of a clear line of sight between the egressing vehicle and approaching vehicle were marked in the field and measured along the traveled way of Young Road. As a result, it was found that the available sight distance between the site point of entrance and vehicles approaching from the north is 272 feet. Similarly, the available sight distance between the site point of access and vehicles approaching from the south is 282 feet. Attached photos depict the condition in each direction.

While sight distance in both directions meets design guidelines, in an effort to increase the available sight distance in both directions along Young Road, the applicant has agreed to undertake some vegetation removal and regrading within the sight triangle. While making the observations noted above, several small trees were marked to the north of the site point of access to increase the available sight distance. To the south of the point of access, two (2) large trees are located along the edge of Young Road. While removal of these substantial trees will create an unencumbered sight triangle, this action will also diminish the rural character along the road. Given the fact that the Union Lake Peach Orchard has successfully utilized this point of access for nearly 40 years, serving as many as 300 persons per day during the peak of the peach picking season, without incident, it is not unreasonable for the Town to consider

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allowing the applicant to retain these large trees. Additional undergrowth removal and minor regrading will further enhance the available sight distance in this direction.

## Section 4.14.2 (4) - Trip Generation

The Institute of Transportation Engineers (ITE) publication Trip Generation Manual, 10th Edition was reviewed and no trip generation rates for the proposed use were found. As an alternative, an on-line search was initiated through the ITE eCommunity All Member Forum, accessible by all ITE members. Through this channel, reference material and professional advice was received from several sources throughout the country with regard to logical and accepted methodologies for developing trip generation rates for this proposed use.

Trip generation pertains to new travel associated with a project. In this case, the primary factors influencing the trip generation estimate for a wedding venue include attendance, automobile occupancy, and guest turnover. Since the applicants are specifying that the events will take place on Saturdays, it is only necessary to determine the maximum trip generation for a singular, pre-established, event time. This use will not affect typical weekday A.M or P.M. peak hours of travel on the adjacent roadway network.

Based on information provided by the applicant, it is assumed for this analysis that the facility will have a maximum capacity of 164 persons and the venue is assumed to be at 100% capacity. This includes caterers, entertainment, the wedding party, and guests.

Vehicle occupancy is assumed to average 2.0 occupants per vehicle. Data received through reference materials suggests a rate of 2.0 to 2.5 occupants per vehicle. Accordingly, this analysis has selected the more conservative value of 2.0. Should actual vehicle occupancy for a particular wedding event be closer to the higher vehicle occupancy rate, the total number of vehicles arriving, and departing would be reduced.

Per the applicant's anticipated business plan, wedding party members and support services, roughly 10% of those arriving, will typically begin to arrive around 10 AM on the day of an event with wedding guests, the remaining 90% of arrivals, arriving between 11 AM and 12 noon. While some guests may depart shortly after the ceremony, it is assumed that 40% of the guests will leave during the peak hour of departures, which would be at a variable time between the ceremony and 9PM.

Based upon the above information and assumptions, the following is the estimated trip generation for the proposed use:

Total Trip Ends (Saturday):	82 entering/82 exiting
AM Peak Hour (11AM-12PM):	74 entering
PM Peak Hour (Variable Time):	33 exiting

## Section 4.14.2 (5) - Trip Distribution

The northern terminus of Young Road is at NH Route 9, a major east/west State highway passing through Barrington. NH Route 9 runs between Somersworth, NH/Dover, NH/Spaulding

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Turnpike near its easterly terminus and Chesterfield, NH/Keene, NH/Vermont State Line near its westerly terminus. Concord, NH and I-93 are located at about the midpoint of the highway segment. Young Road intersects Route 9 approximately 2 miles west of NH Route 125, a major north/south State highway, also passing through Barrington. NH Route 9 merges with NH Route 4 as it continues westbound toward Concord, NH.

In a southerly direction from the site, Young Road continues about 0.5 miles to Swains Lake and Beauty Hill Road. Beauty Hill Road also connects to Route 125. Young Road continues past Swains Lake as a rural connector to Merry Hill Road which leads to Nottingham and ultimately NH Route 4.

Actual trip distribution for arrivals and departures may vary depending upon the specific wedding event and the accommodations for guests from outside the immediate area (i.e., arrivals and destinations). NH Route 9 eastbound offers access to NH Route 125 which affords access to Rochester, NH and the Spaulding Turnpike to the north and Durham, NH/Massachusetts to the south. Further, if guests require lodging in the area, most options can be accessed in Dover or points south, such as Portsmouth, via the Spaulding Turnpike. These characteristics, coupled with ease of access to Concord and points west, makes the segment of Young Road between the site and NH Route 9 the predominant option for arriving and departing traffic.

Based on the foregoing, the trip distribution for the proposed use is assumed to be 90 percent to/from the north and 10 percent to/from the south of the site along Young Road. The following Table 1 summarizes the trip distribution:

Table 1  
Estimated Event Trip Distribution on Young Road

<u>Peak Hour of Generator</u>	<u>Trip Ends</u>	
	<u>To/From North</u>	<u>To/From South</u>
AM Peak Hour (Arrivals)	67 trips	7 trips
PM Peak Hour (Departures)	30 trips	3 trips

## Summary and Recommendations

The proposed use does not present as an appreciable change in traffic patterns on Young Road given the historical use of the site as a peach orchard, open to the public, with seasonal limitations. While trip generation attributable to the facility is measurable, the arrival/departure patterns do not align with typical weekday peak traffic volumes experienced by regional and local roadways in the Seacoast New Hampshire area. The peak hours of traffic call for arrivals around midday on a Saturdays between the end of April and the beginning of October. Departures will occur over a longer period of time on the day of the event with a peak typically occurring in the evening.

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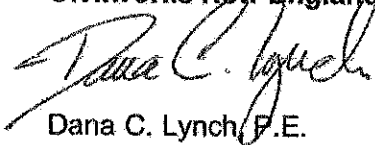
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Adequate sight distance, in accordance with the Town's Stopping Sight Distance criteria, is presently available and additional measures can be undertaken to enhance the sight lines in both directions. As noted in Section 4.14.2 (3), the southerly approach sight triangle is encumbered by two (2) large trees. These trees do not obstruct the maximum available sight distance when a vehicle first comes into view, however they do interrupt the driver's view from the access drive for a split second as vehicles approach. The historical use of this property as a pear orchard, open to the public 7 days per week during the summer season for nearly 37 years has been facilitated without extensive efforts to improve available sight distance. This consistent seasonal use of the property, coupled with the fact that there have not been any traffic incidents at the point of access onto Young Road over that period, indicate it may be prudent for the Town to deliberate as to whether or not to enforce the strict requirements of a "clear" sight triangle and require removal of these trees at this time. It is suggested that consideration be given to re-evaluation of conditions once the applicant has made previously recommended improvements.

We trust you will find this Short Traffic Impact Analysis useful in your deliberations for granting the requested Conditional Use Permit. If you should have any questions, please feel free to contact this office.

Best regards,

**Civilworks New England**



Dana C. Lynch, P.E.

Cc: The Barn at Union Lake Peach Orchard, Attn: Karen Caverly

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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 _____	

## 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 The Barn at Union Lake Orchard

Address of Property 178 Young Road Barrington

Tax Map 240 Lot 12 Zoning District(s) General Overlay \_\_\_\_\_ Total Area of Site 9.93 AC

Name of Applicant/Agent Ryan Caverly

Mailing Address of Applicant/Agent 160 Young Road Barrington, NH 03825

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Fax: \_\_\_\_\_

Name of Property Owner Ryan Caverly and Karen + Lendall Caverly

Mailing Address of Property Owner 160 Young Road Barrington

Telephone: 603-866-9748

mail: RyanPCaverly@gmail.com

Fax: \_\_\_\_\_

Letter of Authorization Provided \_\_\_\_\_

Signature of Owner [Handwritten Signature]

Deed Provided  Karen B. Caverly Lendall R. Caverly

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

See attached sheets

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see attached

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

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.

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.

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

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

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.

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

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

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.

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

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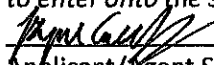
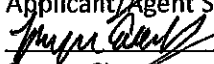
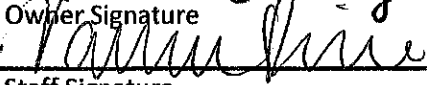
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Statement of Assurance and Agreement:

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.

	6-19-2022
Applicant/Agent Signature	Date
	6-19-2022
Owner Signature	Date
Karen B. Cawerty	6-19-2022
Owner Signature	Date
	6-22-2022
Staff Signature	Date

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Ryan Caverly  
160 Young Road  
Barrington, NH 03825

CONDITIONAL USE PERMIT

July 2022

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

Since 1984 the property has been a peach orchard supplying fresh fruit at our retail sales location from July to September.

The 200 year old farmhouse on the property was the original homestead for two generations of my family. It was the site of our farm stand for many years and is also used for storage. We have plans in the next two years to remodel this building to include a state approved kitchen where we can make value added products for retail sales and prepare food to serve at farm to table events. (Jam, pies, donuts, ice cream, quantity desserts etc.)

The two story gray building is a residence. It was originally designed by my grandfather to hold a water reserve in the basement water tanks for the orchard irrigation system. A drilled well is located in the basement. Thirty eight years ago when he built the structure there was a 360\* view from the second floor which our whole family has appreciated over the years. In 1995 this structure was expanded and became the property residence for my grandmother.

The barn is a newer construction in 2019. Built by members of our family and some friends, its current uses include; orchard retail sales, orchard storage, family events, and work space for orchard and family projects.

**Describe in detail proposed uses.**

I propose the use of the barn as an event space for weddings, anniversaries, birthdays and meetings. Most large events ( weddings, anniversary and birthday parties) will predominately take place May through October. Meetings for smaller groups may be held in the barn on weekdays during the day or evening and scheduling may go later into the fall. When there is a barn event the old farmhouse will become the site of retail sales and close when the event begins. No other construction or modifications are planned at this time.

**Describe in detail how the following conditions of CUP have been satisfied by your proposal.**

- 1 • **The building, structure or use is specifically authorized under the terms of this Ordinance.** By providing a venue in the Town of Barrington for events, we feel it is a positive opportunity for people to visit and experience our town and our orchard. With the quiet, agricultural, and attractive location, we feel this is a desirable addition to our community. We also feel this added use is essential to our farm because we can attract more people to our farm during harvest to experience farm to table events utilizing our products. In addition, some profits from events will go to offsetting the rising costs of running the orchard.
- 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.** The use of our barn as an event space will comply with all requirements of this Ordinance.
- 3 • **The building, structure or use will not materially endanger the public health or safety.** The change of use for the property will comply with all public health and safety standards. The public will be protected from equipment, tools, etc., used on the farm as they have been when the property is open to the public during harvest season with retail sales. The barn will adhere to all requirements set forth by building codes and inspected by the town Building Inspector and Fire Chief as necessary.
- 4 • **The building, structure or use will not substantially devalue abutting property.** The use of the barn as event space will not devalue abutting property and we feel the barn structure itself is a welcome

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addition to the community. The property will be well kept as always, and events will be controlled.

- 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** We feel the predominantly weekend use of our barn for events will impact our neighbors minimally. The barn is located towards the back of the property and with event activity in close proximity to the barn, we feel the neighborhood and adjoining properties will not see this use as a nuisance. The Town Noise Ordinance will be enforced.
- 6 • **The building, structure or use will not have a substantial adverse impact on highway or pedestrian safety.** Please see Traffic Study. Additionally, peach customers during our seasonal harvest have accessed Young Road for 38 years and there have been no traffic or pedestrian related incidents. Since 2014 our Annual Peach Pancake Breakfast (benefiting the town food pantry) continues to draw more and more people to our property. In 2019 (pre-Covid) approximately 300 people attended this community event in a 3 hour time frame (7:30- 10:30) all accessing the property from/to Young Road also without incident. Stonewalls and undergrowth on roadside shoulders have been moved and some trees removed to mitigate most of the line of sight issues mentioned in the traffic study.
- 7 • **The building, structure or use will not have a substantial adverse impact on the natural and environmental resources of the town.** Events held at the barn will have a minimal impact of the towns natural and environmental resources. Approved lighting will limit light pollution. Trees along Young Road, and the orchard trees themselves, provide an adequate visual buffer. Again, event activity is confined to the inside the barn and the area in close proximity to the barn and the 9 PM Noise Ordinance will be enforced. Any large events will have temporary bathroom trailers present, as well as trash removal by the event customers.
- 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.** As per traffic study we do not foresee any public expenditures for increased roadway capacity.
- 9 • **Where deemed necessary when considering an application for Conditional Use approval, the Planning Board may require that adequate visual buffers be established.** We feel the trees along Young Road and the orchard itself provides an adequate visual buffer for the property when used for events. Events will not be visible to any of our neighbors during the summer, other than some exterior lighting during events. However, if the council requires additional buffers, we will work to satisfy any additional requirements.

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# Site Plan Waiver Request Form

*Under Site Plan Regulations 3.9.8-Waivers and Article 8-Waiver Procedure*

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Barrington Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Barrington Site Plan Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved site plan.**

Name of Site Plan (See Title Box): The Barn at Union Lake Orchard

Case Number: 240-12-GR-22-SR

Site Location: 178 Young Road Barrington

Zoning District(s): NR

Owner (s): Ryan Caverly and Karen + Lendall Caverly

Address of Owner(s): 160 Young Road Barrington

Address Line 2: \_\_\_\_\_

Name of Applicant (if different from owner): \_\_\_\_\_

Phone Number 603-866-1107 Email ryanpcaverly@gmail.com

Land Surveyor: N/A. 603-664-9949

I Ryan Caverly seek the following waiver to the Town of Barrington Site Plan regulations for the above case/submittal:

My request is for the trees along Young Road, sited in the Traffic Study as being in the line of sight triangle, to remain in place. These trees have been there for many years and although bigger, traffic can, and has for years, move safely onto Young Road without incident. With the recommended removal of smaller trees, stonewall, and roadside undergrowth I feel the intent of the site distance triangle has been achieved. These larger trees are a natural resource of our town and valued by me and my family as orchardists and they are an integral part of the visual buffer to the property.

Ryan Caverly  
Signature of Owner/Applicant

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Date

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Applicant Ryan Caverly

Map/Lot# 240/12 Case# 240-12-NR-22-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 Check the Appropriate Boxes below:	Site Review		Waiver(s)
	Provided	NA	
<b>Section I. General Requirements</b>			
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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Completed Application Checklist (2.5.1 (3) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Section II. General Plan Information</b>			
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)	<input type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	
6. Match lines (if any)	<input type="checkbox"/>	<input 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) <b>3.2.10(5)</b>	<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 <b>(3.2.10 (12) )</b>	<input type="checkbox"/>	<input type="checkbox"/>	
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." <b>(3.2.10 (16) )</b>	<input type="checkbox"/>	<input checked="" 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." <b>(3.2.10(17))</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. Note identifying which plans are to be recorded and which are on file at the town.	<input type="checkbox"/>	<input checked="" 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." <b>(3.2.10 (18) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. North arrow <b>( 3.2.5 )</b>	<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 <b>(3.3 (18) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Plan and deed references <b>(3.2.6)</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. The following notes shall be provided:	<input type="checkbox"/>	<input type="checkbox"/>	
a. Purpose of plan <b>(3.2.10 (1) )</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Existing and proposed use <b>(3.2.10 (6) )</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Water Supply source (name of provider (company) if offsite) <b>(3.2.10 (10) )</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Zoning variances/special exceptions with conditions <b>(3.2.10 (11) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. List of required permits and permit approval numbers <b>(3.2.10 (13) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Vicinity sketch showing 1,000 feet surrounding the site <b>(3.2.8)</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Plan index indicating all sheets <b>(3.2.9)</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
18. Boundaries-existing lot boundary defined by metes and bounds <b>(3.3 (1) )</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
19. Boundary monuments <b>(3.3 (4) )</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Monuments found <b>(4.2)</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Map number and lot number, name addresses, and zoning of all abutting land owners <b>(3.3 (5) )</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Monuments to be set <b>(3.3 (4) &amp; 4.2 )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
20. Existing streets: <b>(3.3 (6) )</b>	<input type="checkbox"/>	<input type="checkbox"/>	
a. Name labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Status noted or labeled	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Right-of-way dimensioned	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Pavement width dimensioned	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
21. Municipal boundaries (If any) <b>(3.3 (7) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
22. Existing easements (identified by type) <b>( 3.3 (8) )</b>	<input type="checkbox"/>	<input checked="" 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 CHECKLIST  
JUN 21 2021

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 type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Limits of wetlands (3.3 (13) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Wetland delineation criteria (3.3 (13) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Wetland Scientist certification (3.3 (13) )	<input type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input checked="" 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: Ryan Curphy Karen B. Cagley  
Lendall R. Curphy

Signature of Developer: N/A

Technical Review Signatures: N/A

Town Engineer/Planner Approval Signature: [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: *Karen Cawley*  
*Dendall R. Cawley* *Karen B. Cawley*

**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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**ABUTTER LIST**

Town of Barrington, NH

Please Print or Type

Applicant: Ryan Caverly Phone 603-866-1107

Project Address: 178 Young Road Barrington " 866-9748

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

**LEGAL OWNER OF SUBJECT LOT**

Map	Lot	Zone	Owner Name	Mailing Address
240	12		Ryan Caverly and Karen & Lendall Caverly	160 Young Road Barrington, NH

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
240	13-1	Robert & Elizabeth Caverly	150 Young Road Barrington
240	9	Brian & Rebecca Lenzi	155 Young Road
240	10	Raymond & Cheryl Clement	179 Young Road
240	11	Kenneth & Delcie Durston	201 Young Road
241	4	Bruce & Kay Ricker	210 Young Road
241	14	George & Leslie Buzzell	10 Keans Road Burlington, MA 01803

**PROFESSIONALS AND EASEMENT HOLDERS.** Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder	Mailing Address
<u>NA</u>	

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the Town of Barrington Assessing Office

on this date: 6-21-2022 This is page 1 of 1 pages.

Applicant or Agent: [Signature]

Planning Staff Verification: [Signature]

Date: 6/22/22 JUN 21 2022

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## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, **Lendall R. Caverly, Jr. and Karen B. Caverly**, husband and wife, with an address of 160 Young Road, Barrington, NH 03825, and **Rebecca B. Ripley**, a married person, with an address 178 Young Road, Barrington, NH 03825, for consideration paid, grant to **Lendall R. Caverly, Jr. and Karen B. Caverly**, husband and wife, with an address of 160 Young Road, Barrington, NH 03825, and **Ryan Caverly**, a single person, c/o 160 Young Road, Barrington, NH 03825, all as joint tenants with rights of survivorship,

with **QUITCLAIM COVENANTS**, the following described premises:

A certain tract or parcel of land, situated in said Barrington, with the buildings thereon, bounded and described as follows, viz:

Beginning at the northeasterly corner at the junction of the land formerly owned by George W. Young, and proceeding in a southeasterly direction by land formerly of Young to the highway called the Young Road; thence southwesterly along said highway to land of Charles Swaine; thence northwesterly by said Swaine land to land formerly of Eben Capen; thence northeasterly by said Capen land and land of Isaac Young to the bound begun at, containing twenty (20) acres, more or less.

Said grantees to have right-of-way from highway to pasture as mentioned in the deed of J.A. Chaisson to George E. Burham dated May 7, 1919, and recorded in Strafford County Registry of Deeds Book 387, Page 196.

EXCEPTING AND RESERVING to the Grantor herein a right to pass by foot or in his own vehicle, along the existing driveway running from the said Young Road across the premises described herein to other land of the Grantor situate on Wildcat Road in said Barrington. This

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right to pass shall terminate upon subdivision or sale of Grantor's abutting land located on said  
Wilson Road.

The Grantees hereby agree that the property may not be sold during the lifetime of Karen B. Caverly or Rebecca B. Ripley, without their express written consent.

Meaning and intending to describe and convey the same premises conveyed to Karen B. Caverly, Lendall R. Caverly, Jr., and Rebecca B. Ripley by Quitclaim Deed of George M. Buzzell, dated July 7, 2017 and recorded in the Strafford County Registry of Deeds at Book 4501, Page 0673.

Robert Ripley, husband of Rebecca B. Ripley, herein joins in this deed to release any rights of homestead and any other rights in said property.

This is a non-contractual transfer and is therefore exempt from revenue stamps.

Witness my hand this 26 day of July, 2018.

Tammy A Melnick  
Witness

Tammy A Melnick  
Witness

Tammy A Melnick  
Witness

Sal  
Witness

Lendall R Caverly Jr  
Lendall R. Caverly, Jr.

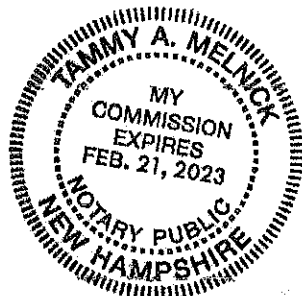
Karen B. Caverly  
Karen B. Caverly

Rebecca B Ripley  
Rebecca B. Ripley

Robert F Ripley  
Robert Ripley

**STATE OF NEW HAMPSHIRE  
COUNTY OF STRAFFORD**

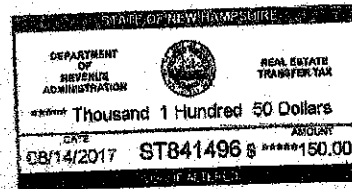
On the 26<sup>th</sup> day of July, 2018, before me, personally appeared **Lendall R. Caverly, Jr., Karen B. Caverly, Rebecca B. Ripley and Robert Ripley**, and known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained as their free act and deed.



Tammy A Melnick  
Notary Public  
My commission expires: **RECEIVED**

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**QUITCLAIM DEED**

KNOW ALL PERSONS BY THESE PRESENTS that I, **George M. Buzzell**, married, of 10 Keans Road, Burlington, Middlesex County, Massachusetts, 01830, for consideration paid grants to **Karen B. Caverly and Lendall R. Caverly, Jr.**, husband and wife, of 160 Young Road, Barrington, Strafford County, New Hampshire, 03825, and **Rebecca B. Ripley**, married, of 178 Young Road, Barrington, Strafford County, New Hampshire, 03825, as joint tenants with rights of survivorship, with *quitclaim covenants*, all of his right, title and interest in the following described property:

A certain tract or parcel of land, situated in said Barrington, with the buildings thereon, bounded and described as follows, viz: Beginning at the northeasterly corner at the junction of the land formerly owned by George W. Young, and proceeding in a southeasterly direction by land formerly of Young to the highway called the Young Road; thence southwesterly along said highway to land of Charles Swaine; thence northwesterly by said Swaine land to land formerly of Eben Capen; thence northeasterly by said Capen land and land of Isaac Young to the bound begun at, containing twenty (20) acres, more or less.

Said grantees to have right-of-way from highway to pasture as mentioned in the deed of J.A. Chaisson to George E. Burnham dated May 7, 1919, and recorded in Strafford County Registry of Deeds Book 387, Page 196.

EXCEPTING AND RESERVING to the Grantor herein a right to pass by foot or in his own vehicle, along the existing driveway running from the said Young Road across the premises described herein to other land of the Grantor situate on Wildcat Road in said Barrington. This right to pass shall terminate upon subdivision or sale of Grantor's abutting land located on said Wildcat Road.

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Being the same property described and conveyed in deed of John Sheehan to Arthur J. Buzzell and Marion M. Buzzell dated September 17, 1945, and recorded in the Strafford County Registry of Deeds in Book 530, Page 214. See records at Strafford County Superior Court, Docket no. 6511, March 26, 1954, for sole title to Arthur J. Buzzell.

The premises conveyed herein are no part of the homestead of the Grantor or the Grantor's spouse, Leslie A. Buzzell. ::

Meaning and intending to describe and convey all right, title and interest in the same premises inherited by the Grantor from the Estate of Arthur J. Buzzell, Strafford County Registry of Probate, Docket no. A24887.

Executed this 7<sup>th</sup> day of July, 2017

*George M. Buzzell*  
George M. Buzzell

*Leslie A. Buzzell*  
Leslie A. Buzzell

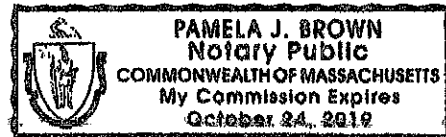
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 7<sup>th</sup> day of July 2017, before me, the undersigned notary public, George M. Buzzell and Leslie A. Buzzell personally appeared, proved to me through satisfactory evidence of identification being (check whichever applies):  driver's license or other state or federal governmental document bearing a photographic image,  oath or affirmation of a credible witness known to me who knows the above signatory, or  my own personal knowledge of the identity of the signatories, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

*Pamela J. B.*  
Notary Public  
My Commission Expires:

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Trash disposal highlighted

# The Barn

at Union Lake Orchard  
178 Young Road  
Barrington, NH 03825

## Venue Rental Agreement

This contract is entered into on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ between  
Renter(s) \_\_\_\_\_ and

The Barn, Ryan Caverly & Karen Caverly (owners).

Address \_\_\_\_\_

Phone: (Home) \_\_\_\_\_ (Cell) \_\_\_\_\_

Email address: \_\_\_\_\_

Date of Event \_\_\_\_\_

Nature of Event \_\_\_\_\_

Number of Guests (approx) \_\_\_\_\_ ( maximum capacity: 150 guests )

Event start time \_\_\_\_\_ End time \_\_\_\_\_ Wrap time \_\_\_\_\_

At 9 PM. Noise ordinance goes into effect. All barn doors closed. Noise at minimum.

Decorating may take place the day before. Start time \_\_\_\_\_ End time \_\_\_\_\_

Rental Fee amount:

**Venue agrees to provide:**

Space on the grounds around the barn and the space inside the barn.

Off road parking for all cars

2 ~ 18 foot farm tables and wooden benches

Owner can supply ladders for use in decorating.

**Available at additional expense:**

20 X 20 white outdoor tent - Venue will set up and take down

8~ 6 foot white folding tables. 48 white folding chairs 2~ patio heaters

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**Payment**

A \$750 non-refundable security deposit is required to secure the date. One half of your rental fee is due 6 (six) months before event date. The balance of your rental is due 2 (two) months before your event. No set up of your event may begin until full payment has been made. Additional rental equipment payment will be due the day of your event.

**Cancellations, Date Changes and Refunds**

The originally agreed upon block of time is binding. Cancellations of date will result in loss of \$750 Venue deposit. If any cancellations are made 2 months prior to wedding, **all fees will be forfeited.** If renter is in arrears for final payment, you will be held accountable for said final payment. Accommodating requests for date changes is subject to availability. After the contract has been signed, a cancellation or change of date will be accepted in writing only.

Owners are not responsible for any "acts of God" which make it impossible to hold your event at the site. If barn becomes unstable due to an "act of God" or unlikely event the barn terminates doing weddings, owners cannot be held responsible for any additional costs or difficulties this causes to the renter. Refunds will be considered on a case-by-case basis in the event of such an occurrence.

**Certificate of Insurance – Event Liability Insurance**

A certificate of Insurance is required for your event from your homeowners or rental Insurance carrier naming The Barn at Union Lake Orchard, Ryan Caverly and Karen & Lendall Caverly as an additional insured/Special Event. The certificate needs only to be for the one day event, and the limit should be greater or equal to \$1,000,000 of coverage. If you do not have Homeowners or Renters Insurance, a one-day premise policy can be purchased.

**Bartender Certificate of insurance**

All alcohol must be provided and served by a certified/licensed bartender. Please have the bartending company provide a certificate of insurance with a liability limit of \$1,000,000 and list The Barn, Ryan Caverly, Karen and Lendall Caverly as additional insured.

NO GUEST IS ALLOWED TO BRING ALCOHOL. No one under 21 years of age is allowed to consume alcohol. Inappropriate behavior, exposure to liability due to excessive drinking, damage to property, injury to individuals and other such activities can result in the individual being asked to leave premises. Owner has right to ask bartender to refuse alcohol to intoxicated individuals. Renter is responsible for calling a driver if individual appears to be incapable of safe driving or behaves in a threatening manner.

**The bartender is also responsible to remove all their bottles and trash from the venue.**

**Damage Deposit**

Renter is liable for any damages to the barn, equipment, grounds and trash disposal. A \$700 damage deposit is required to cover the cost of repair for any damages incurred by renter, guests, or contract labor (i.e. caterer, florist, decorator, etc.) **The deposit will be returned to the renters at the address given us after the area used is inspected for damage and/or trash removal.** Should damages exceed the deposit, you will be billed for the balance, with full payment expected within 30 days after your event.

**Decorations**

For Saturday events decorating is allowed the day before starting at 8 AM with a wrap time of 3PM on Sunday. Friday events decorating is allowed the day before starting at 8 AM with a wrap time of 3 PM on Saturday. The barn and grounds will be left the way you find it by wrap time.

No nails or staples may be used when decorating. The use tacks is permitted and Command hooks are highly suggested. Renter is responsible for removal of any other decoration adhesive or string used while decorating.

**Set-Up/Take Down**

Your rental fee covers placement of farm tables and benches. Set up/take down of chairs, folding tables, decorations, etc. is the responsibility of the renter.

**Parking**

Parking is available in the field beyond the farm house and along the driveway in designated spots. A parking attendant will be available as guests arrive. No parking is allowed in front of the barn. Delivery vehicles may park in drive in front of barn long enough to deliver equipment.

**General**

At least one representative from the Venue will be on property during event to assist with any problems or questions that may arise.

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**Please initial to verify your agreement to the following terms:**

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- ➔ ( ) We understand that we are responsible for the actions of ourselves and our guests while attending our event at the VENUE.
- ➔ ( ) We understand the VENUE is a smoke-free and marijuana-free property and does not permit smoking of any kind ( including vaping) inside or outside of the building. If there is evidence of any smoking inside the building there will be a \$500.00 cleaning fee charged, outside: \$200 cleaning fee.
- ➔ ( ) The use of torches, candles, etc with open flame are not allowed inside the barn. If tiki torches, patio heaters, etc. are used outside it will be approved by the Owners.
- ➔ ( ) We understand the VENUE property is a working farm. Our guests will respect the property and will not walk or run near any of the trees in the orchard. Our guests will not hang from, climb on, pull on any tree or tree branches or pick fruit. The space available to guests is in the front and sides of the barn, parking area and area near the restrooms. Guests will not go near the other buildings or equipment on the property.
- ➔ ( ) We understand this property is in the country and in the country there are bugs. We will make sure our guests understand and take precautions to protect themselves from BEES (EpiPen), ticks, black flies, mosquitoes, etc.
- ➔ ( ) We understand our guests **can not go barefoot** at any time.
- ➔ ( ) We agree the VENUE will be returned to the condition in which it was found. All decorations, signage and props will be removed by wrap time. All venue chairs and tables must be

- ➔ folded and stacked. All spills must be thoroughly cleaned. All trash will be bagged and removed from the property. If not left clean and in the condition found prior to the event, we understand our \$700 damage deposit will be used toward damage/cleaning of barn and grounds.
- ➔ ( ) We will keep the Venue clean and passageways in the barn clear for emergency situations.
- ➔ ( ) We understand we may only use tacks or non-damaging hooks such as Command Hooks to suspend décor. No nails or screws are permitted on walls or columns.
- ➔ ( ). We understand we can not use **spray paint, glitter or rice**. No rice may be thrown at the ceremony only birdseed, bubbles, etc. are approved. Renter must inform Owner of decoration plans for approval.
- ➔ ( ) We understand our guests are not allowed to bring in or consume their own alcohol.
- ➔ ( ) We understand no guests are allowed to bring their pets.
- ➔ ( ) We understand we are responsible for children and minors attending our event. We will make sure children are accompanied by an adult at all times, especially outdoors for their safety. We are responsible for any damage caused by unattended children.
- ➔ ( ) We understand we can put signage at the end of the driveway to the Venue and it will be removed by wrap time.

**Payment**

Please return the signed contract with a \$750.00 non-refundable deposit to hold the date.

Total rental amount \$

First payment of \$ \_\_\_\_\_ is due \_\_\_\_\_ (6 months before event)

The balance of \$ \_\_\_\_\_ + \$ 700 damage deposit is due \_\_\_\_\_  
(2 months before the event.)

\_\_\_\_\_  
sign

\_\_\_\_\_  
print

\_\_\_\_\_  
sign

\_\_\_\_\_  
print

**Please call with any questions or concerns**

Ryan Caverly 603-866-1107    Karen Caverly 603-866-9748

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JUN 21 2022

**LAND USE OFFICE**

# 400W Solar Street Flood Light Outdoor, NIORSUN Motion Sensor Dusk to Dawn Solar Light with Remote Control IP67 Waterproof for Parking Lot

## Product details

- **Package Dimensions** : 73.66 x 52.07 x 17.78 cm; 8.87 Kilograms
- **Date First Available** : 22 March 2021
- **Manufacturer** : NIORSUN\_US
- **ASIN** : B08F1Y47T1
- **Item model number** : NI-04

## Product description

### Specifications:

- **Power of Solar Street Light: 400W**
- **Battery: 3.2V/36000mAh**
- **Solar Panel: 6V/40W**
- **LED: 864pcs**
- **Color Temperature: 7000K/Cool White**
- **Working Time: Approx. 14 Hours(full charged)**
- **Charging Time: 4-8 Hours**
- **Waterproof Grade: IP67**
- **Material: Aluminium Alloys/Glass**
- **Working Temperature: -25°C-60°C**
- **Solar Street Light Size: 24.4 x 9.3 inch**
- **Solar Panel Size: 26.4 x 17.5 inch**
- **Pole Length: 24.6 inch**
- **Diameter of Pole Mounting Bracket: 2-4 inch**

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### Features:

- Easy to install, waterproof, no pollution, dust-proof and durable, 0 Electricity Bill, high-temperature resistance and long lifespan
- Wide range of applications, Garden, Courtyard, Street, Parking Lot, Walkway, Pathway, Campus, Farm, Outdoor wall or pole in Plaza, Basketball court, Perimeter Security etc.

### Note:

- Solar panel should be placed where can receive maximum sunlight directly.
- The recommended installation height is 16 ft-20ft.
- Solar panel is 40W, the solar light is 400W.