

## Vanessa Price

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**From:** Katie Bean <kjbean07@gmail.com>  
**Sent:** Wednesday, December 21, 2022 8:43 AM  
**To:** Vanessa Price  
**Subject:** Map 240 Lot 8 Young Rd (240-8-GR-22-3Var/Spec Except)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Caution:** External (kjbean07@gmail.com)

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### [EXTERNAL]

Greetings Board Members,

I'm writing to voice my objection to the variances requested for the proposed subdivision of Map 240 Lot 8 Young Rd (240-8-GR-22-3Var/Spec Except)

The majority of people abutting this property are opposed to the addition of a 23 lot subdivision and its requested variances which will cause potential safety challenges, impact conservation and the environment, and a complete deviation from the current development density of Young Rd.

In the 7 years we have lived on Young Rd, there have been many vehicle accidents that sent vehicles into the tree line that are proposed to be several driveways and front yards. These accidents have occurred in both summer and winter months in the section of road where the applicant is asking for a reduced front buffer of 40'. If trees are removed and houses are built that close to the road, it's only a matter of time before a car ends up in someone's front yard, or worse. The Highway Dept is frequently refilling in the shoulder in this particular section due to cars constantly driving off the road and into the shoulder.

The long term impact on the environment is theoretically unknown, however the immediate impact will be irreversibly destroying the potential territories of bald eagles and owls that have been seen and heard in the wetlands this subdivision would reside. Young Rd. frontage proposed for the development is posted annually for turtle crossing. Further concerning in this vein is that the Barrington Conservation Committee was not notified of the development nor the request for variances while the SELT, Goodwill Conservation- the town of Barrington, are abutters.

The current development density along the opposing side of Young Rd. consists of 11 homes versus the 23 proposed. Our houses are spaced out on larger lots with a nice tree buffer in between properties, giving privacy and peacefulness. This density disparity will vastly change the charm of the area under the guise of conservation planning while allowing deeper encroachment into the protected lands and an abundance of impervious surfaces.

I strongly encourage the board not to allow the requested variances and seek counsel from the appropriate authorities from the state of NH and the Barrington Conservation Committee to evaluate the presence of any protected species and the actual wetlands perimeter and watershed impact as the survey and tests were performed during a major drought.

Based on recent conversations with my neighbors, I know that many others who could not attend or send letters and emails agree with me.

Thank you for your ongoing service and support of our communities.

Best regards,  
Katie Bean  
112 Young Road

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## Vanessa Price

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**From:** Bob Caverly <becaverly@gmail.com>  
**Sent:** Wednesday, December 21, 2022 10:57 AM  
**To:** Vanessa Price  
**Subject:** Young Road Development

**Caution:** External (becaverly@gmail.com)

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### [EXTERNAL]

Good Morning,

My name is Robert Caverly, I live at 150 Young road in Barrington, and grew up at 160 Young road. I have lived on this street for 30+ years.

I am requesting the proposed development from Paul Thibodeau on Young road be denied in its current state for the following reasons:

- 1) The development can be arranged and built in such a way that all lots are within the current rules without variances and still turn a very substantial profit. A hardship should not be granted for a developer that is trying to build 23 houses to maximize financial gain, especially when the land is not currently owned by the applicant.
- 2) Being a resident on this roadway for 30 plus years I have a vast knowledge of the area, both the road and surrounding forest. I see an immediate safety concern for the houses that would be down hill on the corner across from 112 and 94 Young road. I have seen many cars off the road there both in poor winter, and dry summer conditions.
- 3) Houses along the waters edge and bordering the river that crosses Young road between 94 and 76 Young road would be at great risk to flooding. I have personally seen this river flow over the road and create extremely high waters both up and down hill from the culvert.
- 4) On a more personal note for myself and many others from this town. This project in its current state is aggressive and would be further pushing this great town in a direction that frightens myself, my family and many other families in this town.

Please deny the development proposal in its current state.

Respectfully,  
Robert Caverly

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## Vanessa Price

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**From:** Marc Brauch <marcbrauch@gmail.com>  
**Sent:** Wednesday, December 21, 2022 11:04 AM  
**To:** Vanessa Price  
**Cc:** Administration; Barbara Irvine  
**Subject:** Brauch (Abutter at 114 Young Rd) Written Comment: for ZBA Hearing on Dec. 21 Map 240, Lot 8  
**Attachments:** Brauch Written Comment for Map 240 Lot 8\_12.21.2022.pdf

External (marcbrauch@gmail.com)

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### [EXTERNAL]

Dear Vanessa,

This is in reference to ZBA Hearing on Dec. 21 for Map 240, Lot 8. I will be attending tonight and look forward to the potential of meeting you, ZBA board members, and other community members for the first time.

I request the continuance by the applicant be denied or at the very least a revised date for a new hearing that isn't the week containing January 18th.

- To be clear, I am not trying to obstruct (i.e. delay) the hearing process.
- My neighbors and I are prepared to make our case for the originally scheduled meeting tonight - see my written opposition attached here in time for today's 12:00 PM deadline. I believe several others have submitted to you already as well.
- I will not be able to attend in person or by phone due to a planned business trip with a high profile company that cannot be rescheduled
- I am the primary presenter of our case and will be taking the lead on making rebuttals against the applicant's case on behalf of many abutting neighbors. My presence is critical to obtain a fair process.
- We were just sent the mailing notifying us of the December 21 hearing. What has changed in two weeks? We have put in a lot of work organizing and connecting with affected parties and subject matter experts to ensure we were prepared for tonight.

Please don't hesitate to contact me by replying or by phone at 603-236-9551.

Thank you for your time and consideration,  
Marc

--

Marc Brauch  
[marcbrauch@gmail.com](mailto:marcbrauch@gmail.com)  
Mobile: (603)236-9551

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**Document Contents:**

1. My Recommendations for Moving Forward with the Applicant and Zoning Board (Page 1)
2. Summary of Key Issues with Application and Development Proposal (Page 1)
3. Exhibits and Cited References (Page 3)

**My Recommendation for Moving Forward with the Applicant and Zoning Adjustment Board:**

- **Application must be rejected in its current state** due to stated risk imposed on Prime wetlands and aquifer, lack of conformance against zoning ordinances, and other stated key issues
- **Independent assessment is needed to mitigate risk to prime wetlands** (funded by applicant), including an aquifer assessment
- If independent environmental experts deem any land developable, **neighbors should work on an offline settlement proposal with Paul Thibodeau to find common ground on a development layout** to potentially avoid a resource-heavy, drawn out legal process for all parties. We believe homes at higher price points (\$650k+) will provide adequate profit margins to maximize land conservation, and increase surrounding property values
- **All zoning board members should disclose any and all potential conflicts of interest with Paul Thibodeau** that can be verified
- **Future applications should include resolutions for mitigating risk of outlined safety issues** (e.g. speed tables, Young/Rt. 9 intersection risk mitigation, other speed deterrents, etc. that will be funded by applicant or the Town of Barrington)

**Summary of Key Issues with Application:**

1. The **applicant is on the zoning adjustment board presenting a conflict of interest for the entire board** which is untoward.  
A **prepared list of the below questions should be answered on record** by all board members:
  - a. It is important for board members to disclose any conflicts of interest that they may have so that they can recuse themselves from voting on the matter. This helps to ensure that the decision-making process is fair and impartial.
  - b. Do you have any direct or indirect financial interests in the property or project that is being considered for approval?
  - c. Do you have any personal or professional relationships with any of the parties involved in the property or project, such as the owner, developer, surveyor, or applicant?
  - d. Have you received any gifts, favors, or other benefits from any of the parties involved in the property or project?
  - e. Do you have any personal or professional interests that could be impacted by the approval or denial of the property or project?
2. **Zoning district classification error** on application: NR, not GR (2.2.2) (Exhibit 1). Application states Map 230, not 240.
3. The **standard subdivision** (Map, Page 1) **that justifies a conservation subdivision lacks merit** (Exhibit 2, 3 & 4):
  - a. **Lot 20-14** (63,611 sq.ft.) **does not meet the 80,000 sq.ft. threshold** for the NR District (20.5% shortcoming)(Page 1)
  - b. **11 of 23 (47.8%) proposed lots appear to not meet the "Max Lot Coverage (MLC)" of 40%** for NR Districts (4.2.1).  
**Surveyor should be able to demonstrate documentation of exact MLCs for each lot**
    - i. Page 1 Lot List: 1 (i.e. Lot 20-1), 4, 8, 9, 10, 12, 15, 16 (borderline), 17 (borderline), 20 (borderline), 23
    - ii. **Lot 20-9** (Page 1) in particular **is egregious and demonstrates bad faith by the applicant**
    - iii. **Lot 20-20** (Page 1) is an **extreme flood risk** due to **beaver pond proximity and structural integrity**
    - iv. Page 2 Conservation Subdivision lot list with potential MLC issues: 20-12, 20-17, 20-18, 20-23
  - c. **Proposed lot layout design is very inconsistent with the developed side of Young Road** (Exhibit 3) **that also contains prime wetlands** and falls short of MLC and buildable land requirements. Precedent for medium density has been established on Young Road that contradicts the claim of a "conventional layout" stated in the application. There are more wetlands in this case which should lead to lower density
4. There is **no hardship to land/owner/applicant if access to "valuable" 2,871 linear foot frontage is denied to build all 23 houses**
  - a. Property **does not possess unique conditions that distinguish it from other properties in the area** (other side of Young), the property **can be reasonably used in strict conformance** with the ordinance to build less than 23 houses
  - b. The **breakeven point for his investment is estimated at 5 houses** (Exhibit 5). Plenty of developable land exists for this scope of project which **negates argument for access** to "valuable" 2,871 linear foot frontage
  - c. **Sale of land is still pending** and the selling agent cited that Applicant's purchase of property is contingent on some type of board approvals. If the transaction falls through it appears he **doesn't face detrimental losses**
  - d. If the current purchase falls through, **Owner can still explore property sale to open market, Town, or Southeast Land Trust (SELT).**
  - e. Due to extremely congested lot proposal, **ability to modify driveway location without oversight should be denied** (noted in Special Exception #1)



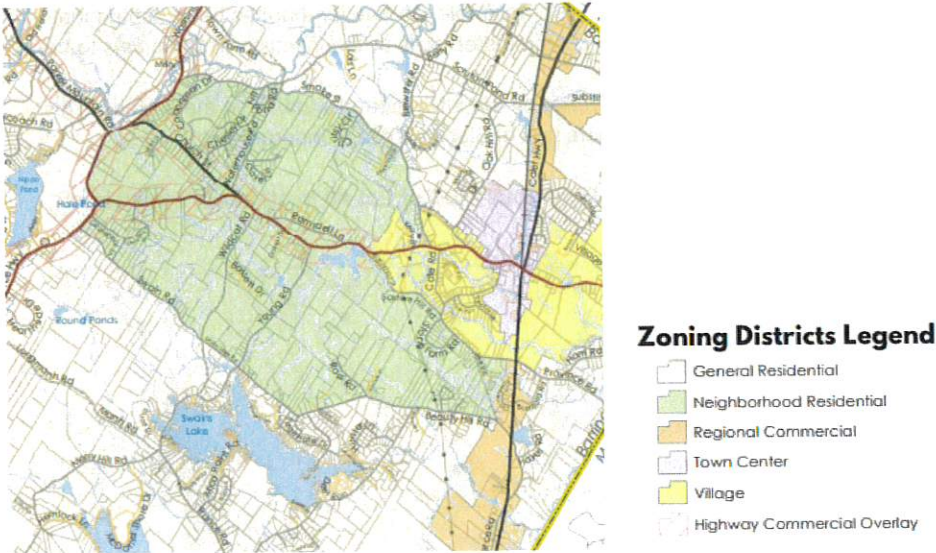
5. **Public Safety: Young Road** (particularly along the tightest concentration of proposed homes) **is notorious for speeding drivers** that do not obey speed limits. There have been **several accidents, including a serious motorcycle accident that occurred in Spring 2022 directly where a buffer reduction exception is being requested** (Lot 9-11 or 12-15 depending on map)
  - a. **Video of the crash can be provided** to the Board upon request.
  - b. Young Road **families** in specific areas **can speak to the frequency and nature of incidents**. Another car went off the road on December 16, 2022 in preparing this very document.
  - c. Young Road to **Route 9 intersection is already dangerous** and an increase in congestion will increase accident risk
  - d. Lack of infrastructure in terms of road maintenance is not an issue (noted in variances). If anything we're on the spectrum of needing speed tables and other **methods to reduce traffic speeds**
  - e. Some of these **driveways will be blind to people rounding the corner** in front of 112 Young Rd **where most motor accidents occur**
6. Parcel **wetlands are categorized as "Prime"** (Section 9.3) that delineates *important values and critical functions* to our ecosystem (Exhibit 8). This **application should be subjected to a higher standard of thoroughness** to its merits **which requires more diligence to prove substantial justice** due to risk imposed on wetlands:
  - a. **Surveying was conducted following a historical drought** (Exhibit 7) and anecdotally does not consider abundance of vernal pools that can be observed throughout the year
  - b. **A juvenile Bald Eagle was spotted on the property in December 2022** (picture available upon request) and due diligence is required to ensure there are no violations of the *The Eagle Act (16 U.S.C. 668-668c)*, enacted in 1940
  - c. **A stream and rock wall that was found appears to be omitted in the surveyor report**. Located on lots 15 through 17 (Page 2).
  - d. Some **new homes** seem to be in **flood risk territory** (Source: Redfin) that could be **made worse by damage to wetlands** (Exhibit 2)
  - e. There are **no net-new benefits to the public as the applicant claims**, benefit to the applicant should not be outweighed by harm to the general public. This parcel contains the highest ranked habitat and biological region within the Connectivity Corridor, and its development would be detrimental to the wildlife and supporting landscape (NH State Classifications, Exhibit 8).
  - f. There is **no evidence of softening the impact of the development on the wetlands** given the proposal is **as aggressive as possible to maximize profits**. Economic balance with environmental justice would be to get as close as possible to the break even point
7. **Diminution of Property Values:** Given the evidence provided, the **applicant makes a classic misleading and bad faith argument**. There is precedent for this being **extremely hard to demonstrate in court** as it takes years to produce tangible evidence. **Damage to the aquifer** that already has high mineral concentration **would decimate property values**. The aquifer doesn't appear to have been assessed.
8. **Berry Surveying & Engineering is currently under scrutiny in Rochester, NH** for a similar issue **involving wetlands**
  - a. Source: <https://www.fosters.com/story/news/local/2022/09/21/rochester-nh-portland-street-duplex-housing-development-opposition-wetlands/10427256002/>
  - b. Environment protection and **conservation is not a core value** listed on their website. They serve the interests of financiers; not the land and community
  - c. **A stream and rock wall that was found appears to be omitted in the surveyor report**. Located on lots 15 through 17 (Page 2).
  - d. **See Exhibit 6 citing 7 questions for surveyor** to be answered in detail on the record
9. **Demand on Municipal Services:** The standard subdivision that justifies a conservation subdivision shouldn't be approved. Therefore there is no "reduction" if there isn't anything to begin with. Aquifer needs to be independently assessed (funded by application) to prove no increase demand [Special Exception 1]
10. **Degradation to Land:** Aggressive plan to maximize profit completely contradicts intention to reduce impact on the land. This will impact the future homeowners negatively and does not support the medium density spirit of the ordinance. Given **lack of diligence in measuring environmental impact, applicant has not provided sufficient evidence**
11. **Spirit:** We do not have access to the deeded covenants and restrictions to counter an argument. He should be able to more clearly state this (Variance 3)
  - a. Unique topography does not mean a sacrifice of buffers should be made. The house opposite is on a hill so it will feel as though they are on top of the new homes, not farther away (Variance 2)



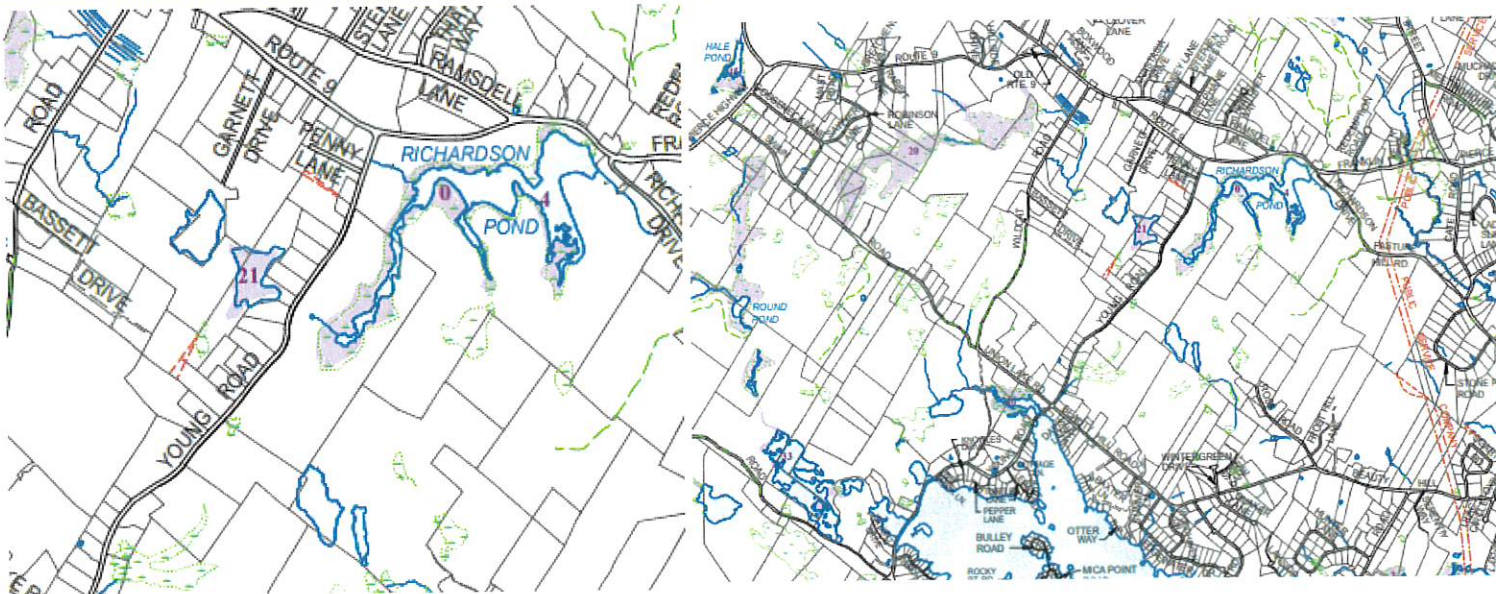
### Contents of Exhibits & References:

- Exhibit 1: District Map Displaying Error on Developer's Application
- Exhibit 2: Prime wetlands map, information on wetlands and aquifers
- Exhibit 3: Lot Map precedent near Prime wetlands on Young Road
- Exhibit 4: Flood Zones and Risks of Flooding to Proposed Lots
- Exhibit 5: Break Even Financial Analysis for Developer's Investment
- Exhibit 6: Outstanding Questions for the Surveyor
- Exhibit 7: Barrington's Severe 2022 Drought and Associated Impacts
- Exhibit 8: 2021 Coastal Conservation Plan Displaying Lack of Fit for Housing Development
- Exhibit 9: Letter received from Town, Links to Developer's Application and Town of Barrington Resources

#### Exhibit 1: District Map Displaying Error on Developer's Application (Correction needed from GR to NR)



#### Exhibit 2: Prime wetlands map, information on wetlands and aquifers



**Wetlands** are important ecosystems that provide a wide range of benefits to the environment and to people. Some of the main benefits of wetlands include:

- **Water filtration:** Wetlands act as natural filters that remove pollutants and sediments from water, helping to improve water quality and prevent water pollution.
- **Flood control:** Wetlands act as natural sponges that can absorb and store large amounts of water, helping to reduce the risk of flooding.
- **Habitat and biodiversity:** Wetlands provide habitat for a wide variety of plants and animals, including many threatened and endangered species.
- **Carbon sequestration:** Wetlands are able to store large amounts of carbon, which can help to mitigate the effects of climate change.

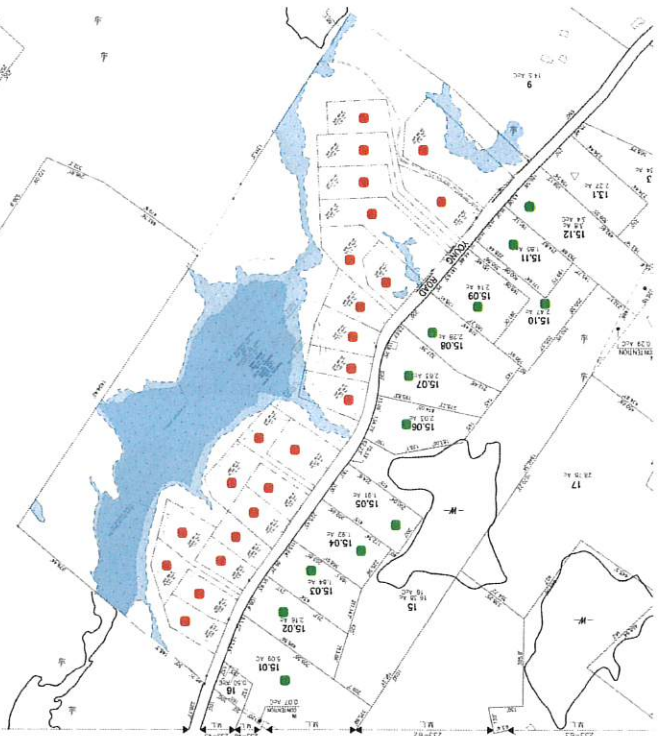
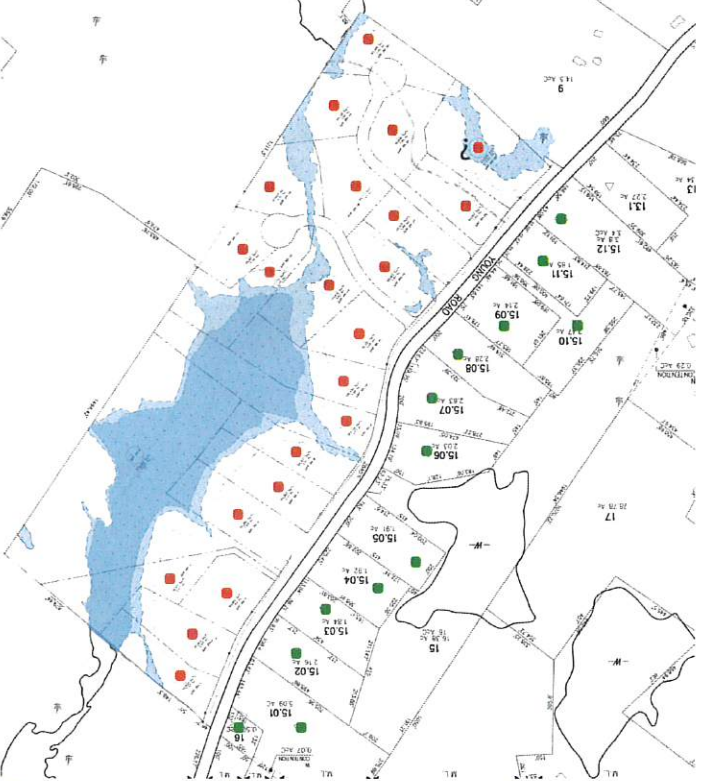


- **Recreational opportunities:** Wetlands are often used for activities such as birdwatching, fishing, and hiking, providing opportunities for people to enjoy the outdoors and connect with nature.

Risk mitigation to **aquifers** is critical (Also see exhibit 7):

- An aquifer is a body of water that is located underground and is able to be pumped to the surface for use. Aquifers are typically made up of layers of rock, sand, or gravel that are able to store and transmit water.
- Aquifers are a vital source of drinking water for many people, as they are often able to provide large quantities of clean, fresh water that can be easily accessed and used. In many cases, aquifers are the only source of water for communities that are located in arid or semi-arid regions, where surface water is scarce or unreliable.
- It can take a long time for an aquifer to be repaired, depending on the extent of the damage and the methods used to repair it. In some cases, it can take years or even decades for an aquifer to fully recover.
- There are several factors that can affect the amount of time it takes to repair an aquifer, including the size of the aquifer, the type of damage it has sustained, and the amount of resources available for the repair. For example, an aquifer that has been contaminated by pollutants may require extensive remediation efforts, such as the removal of contaminated soils or the injection of chemicals to break down the pollutants, which can take a significant amount of time.
- Additionally, it can take a long time for an aquifer to recharge naturally, as it relies on the infiltration of water from the surface. This process can be slow, especially in areas with low levels of rainfall or in aquifers that are located deep underground.

**Exhibit 3: Lot Map Precedent Near Primary Wetlands on Young Road. Displays Egregious MLC of Lot #9 in standard subdivision**



**Exhibit 4: Flood Zones and Risks of Flooding to Proposed Lots**

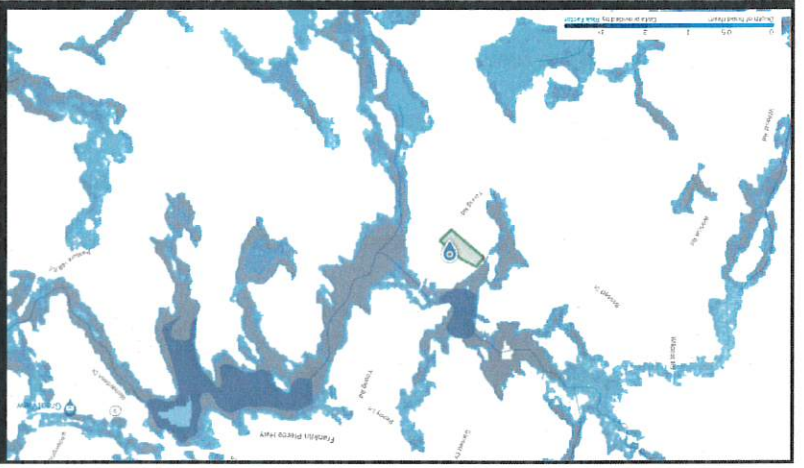




Photo displaying the fragile structure of the wetland that is composed of logs and mud from a beaver. There are currently leaks and the trail floods throughout the year. It's more fragile in another area that I need to go back and get a picture for (to the left of where this picture was taken)



#### Exhibit 5: Break Even Financial Analysis for Developer's Investment

Assumptions and estimates were used. We can adjust the calculation during the zoning board meeting if desired if the applicant can provide verifiable figures. Demonstrates no hardship to land/owner/applicant if access to "valuable" 2,871 linear foot frontage is denied to build all 23 houses

Fixed Costs	Purchase of Land (List Price)	\$700,000
	Surveying (Estimate \$250/acre, 70 acres)	\$17,500
	Buffer for Taxes & Unknown Costs (Estimate of +20%)	\$143,500
Variable Inputs	Avg. Selling Price of New Home	\$600,000
	Avg. Cost to build Single Family Home in NH	\$400,000
	Avg. cost to clear a heavily forested area (\$3,395 to \$6,155 per acre, 2 acres used in calculation to safely over estimate)	\$12,310
Input Totals	Total Fixed Costs	\$861,000
	Total Sales Price per Unit	\$600,000
	Total Variable Costs per Unit	\$412,310
Breakeven Point is the number of units needed to sell to recoup investment, round up to nearest whole number)		4.59
Breakeven (units) = Fixed Costs ÷ (Sales price per unit – Variable costs per unit)		

#### Exhibit 6: Outstanding Questions for the Surveyor (Berry Surveying & Engineering)

1. What type of survey did you conduct? This will help me understand the scope and limitations of the survey.
2. What equipment and techniques did you use to gather data? This will give an idea of the level of precision and accuracy of the survey.
3. What sources did you use to gather information about the property? This will help me understand how the surveyor obtained information about the property and whether they considered all relevant sources.

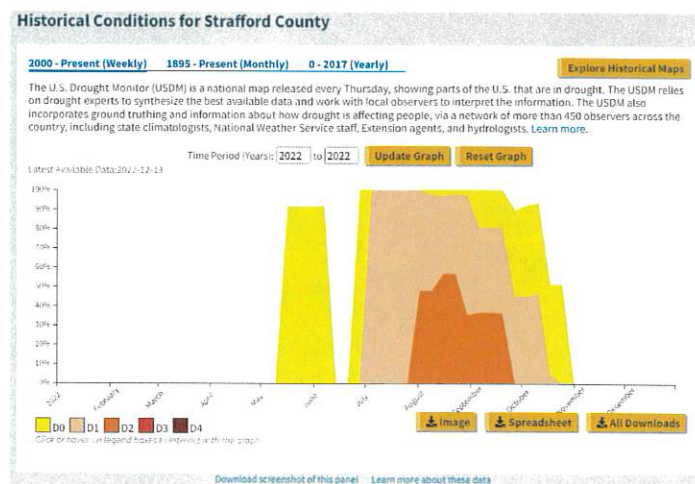


4. **How did you verify the accuracy of your measurements and observations?** This will help me understand the steps the surveyor took to ensure that their work was accurate and reliable.
5. **What potential issues or discrepancies did you identify during the survey?** This will help me understand any potential problems that the surveyor identified and how they were addressed.
6. **How did you document your findings?** This will help me understand how the surveyor recorded and presented their results and whether they provided sufficient detail for our purposes.
7. **Can you provide a copy of the survey report and any supporting documents or maps?** This will allow me to review the surveyor's work in detail and confirm that it meets requirements.

#### Exhibit 7: Barrington was in the Severe (D2) drought zone, Rockingham County experienced *Extreme (D3)* drought

During a severe drought, an **aquifer** can be significantly impacted in several ways:

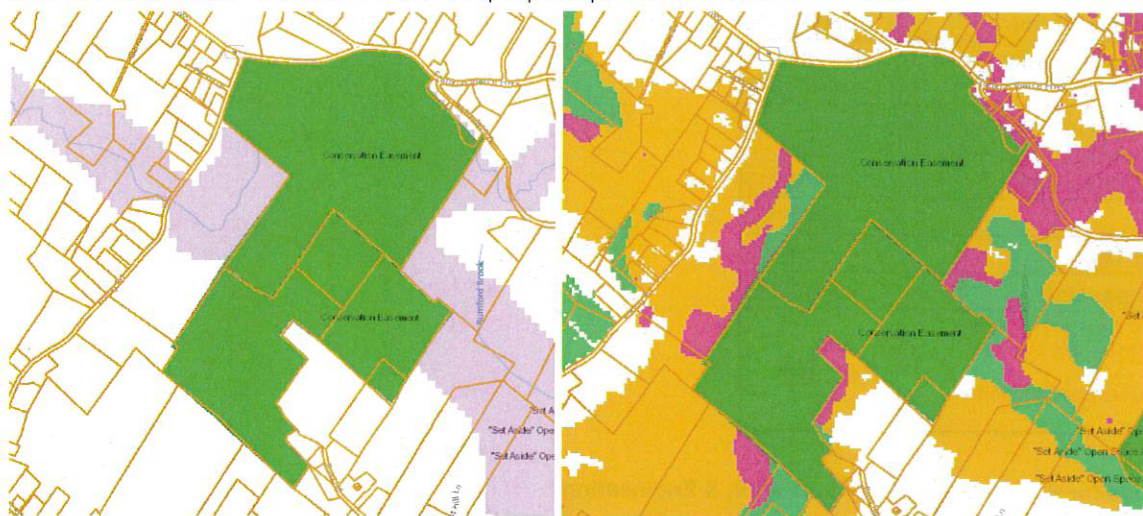
- **Decreased recharge:** Aquifers are replenished by the infiltration of surface water, such as rain and snowmelt, into the ground. During a drought, the amount of available surface water may be reduced, leading to decreased recharge of the aquifer.
- **Increased pumping:** As surface water sources become scarce, communities and businesses may rely more heavily on groundwater as a source of water. This can lead to increased pumping of the aquifer, which can deplete it over time.
- **Lower water levels:** As an aquifer is depleted, the water level within it may drop. This can lead to reduced water pressure in wells and make it more difficult to pump water from the aquifer.
- **Quality degradation:** As the water level in an aquifer drops, the water that remains may become more concentrated with minerals and other contaminants. This can lead to degradation of the water quality and make it less suitable for use.
- Severe/Extreme droughts can also lead to increased conflict over water resources, as different users compete for access to limited supplies. In some cases, **prolonged drought may even result in the complete depletion of an aquifer**, which can have serious consequences for communities and ecosystems that rely on it.
- Source: <https://www.drought.gov>



#### Exhibit 8: 2021 Coastal Conservation Plan Displaying Lack of Fit for 23 House Development

Full report can be provided to the Board. A good portion of the northern part of the property is a conservation focus area as shown below. Largely probably due to the Wildlife Connectivity Corridor. Also is a map showing the Wildlife Action Plan information. Highest Ranked Habitat in the State is Purple, Highest Ranked in Biological Region is Green, and Supporting landscape is orange.

John Wallace and Ken Grossmen are the best people to present this exhibit/information.



#### Exhibit 9: Links to Developer's Application and Town of Barrington Resources:

- Barrington Zoning Board of Adjustment (Variance and Exception Application):
- [https://www.barrington.nh.gov/sites/g/files/vyhlif2766/f/uploads/2022\\_240\\_8youngrdzbaapp1130.pdf](https://www.barrington.nh.gov/sites/g/files/vyhlif2766/f/uploads/2022_240_8youngrdzbaapp1130.pdf)
- Barrington Zoning Ordinance: [https://www.barrington.nh.gov/sites/g/files/vyhlif2766/f/uploads/zo\\_2022\\_v1\\_7\\_as\\_amended\\_3-8-2022\\_withmap2.pdf](https://www.barrington.nh.gov/sites/g/files/vyhlif2766/f/uploads/zo_2022_v1_7_as_amended_3-8-2022_withmap2.pdf)
- Proposed Development Map: [https://www.barrington.nh.gov/sites/g/files/vyhlif2766/f/uploads/2022\\_240\\_8youngrdzbaapln1130.pdf](https://www.barrington.nh.gov/sites/g/files/vyhlif2766/f/uploads/2022_240_8youngrdzbaapln1130.pdf)



## Vanessa Price

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**From:** Michelle Byrne <byrnemc68@gmail.com>  
**Sent:** Wednesday, December 21, 2022 11:26 AM  
**To:** Vanessa Price  
**Subject:** Young Road Development Concerns/Objection/ZBA Hearing 21Dec2022

**Caution:** External (byrnemc68@gmail.com)

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[EXTERNAL]

Dear Vanessa,

I hope this message finds you well.

My name is Michelle Byrne (formerly Pellegrino) and I resided at 120 Young Road (Lot 15-9) in Barrington for the past seven (7) years.

Please see below for my some of my concerns to the proposal set forth:

- When I purchased and built on this property in 2015, it was my understanding and was led to believe (by the realtor) that the land across the street is conservation land including wetlands and would not be built upon which was key to my decision in the purchase of this property. To that end, if I wanted to live in a neighborhood in which there were subdivisions, I would have moved into a neighborhood with subdivisions.
- This parcel of land should be considered for purchase by SELT to preserve the wildlife (including and not limited to: bald eagles, bear, beavers, coyotes, moose, wild turkeys, etc.) as well as the beautiful natural landscape that I experience and enjoy as a hiker.
- From a safety perspective and a significant one is that the current speed limit is 30 mph. This speed limit is NOT adhered to and there have been quite a few accidents one of which was a serious motorcycle accident which occurred in Spring of this year. During the Spring and Summer months this road is used to gain access to the Swain's Lake boat launch and so there is significantly more traffic and again the speed limit is NOT adhered to.
- The applicant, Paul Thibodeau, is a member of the zoning adjustment board which is a conflict of interest.
- Overall, there is significant evidence as to key issues as it relates to this proposal.

I hereby submit my wholehearted objection to what has been set forth.

Kind regards,

Michelle Byrne  
Mobile: 732-261-1944

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## Vanessa Price

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**From:** ploiselle@aol.com  
**Sent:** Tuesday, December 20, 2022 1:28 PM  
**To:** Vanessa Price  
**Subject:** Conference ID: 514518321

**Caution:** External (ploiselle@aol.com)

First-Time Sender [Details](#)

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### [EXTERNAL]

Good afternoon . My name is Peter Loiselle and I live at 474 Beauty Hill rd In Barrington NH. I have a concern over the building permits for Young road. I think that to have all those houses near all the wet lands and crossing wet land, is not the proper thing to do. It's not in good taste. When I moved into town in 1981 the law for building a home was two acres. And since then there has been changes to the laws that haven't kept that ideology. We should go back to this, and no variances to change lot size. The 16 lots across the street has been tastfully done ,why can't this be done with this project? Let's start protecting some of the water around here. There were no weeds in Swans lake when I moved here, what happened? Please take another look at this and other projects in town. I am not against building but lets install some safety to the enviroment,so we can live with it.

Thank You

Peter Loiselle  
474 Beauty Hill rd.  
Barrington NH 03825  
603 664 5052

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## Vanessa Price

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**From:** Bowick, Bradford M CIV USN (USA) <bradford.m.bowick.civ@us.navy.mil>  
**Sent:** Wednesday, December 21, 2022 11:44 AM  
**To:** Vanessa Price  
**Subject:** File# 240-8-GR-22-3Var/Spec Except (concerns)  
**Attachments:** To whom it may concern.docx

Please see attached letter in regards to this evenings meeting

Thank you,

Brad Bowick  
603-842-2673

To whom it may concern,

I'm writing this in regards to the proposed 23 house development project on Young road. (file#240-8-GR-22-3Var/Spec Except)

I request that the proposed development be denied in its current state. My family and I are long time members of the community here in Barrington and we're very proud of that fact. Our home is just down the road from this property and we may not be an abutter but will most certainly be effected but this proposed change to our community on Young Road and its potential impact to the environment. I apologize for the briefness of this letter as I had only recently been made aware of this proposal.

At this time I do have concerns with the following:

- The scope of the development being so large that it will require variances to zoning and perimeter buffer requirements. Answer appears simple, however I'm sure there are other factors that I may not be up to speed on. I propose de-scoping the project so the development falls within the current zoning laws and buffering requirements.
- Also concerned about the safety of current and future residence on Young road. As it is common for people speeding and accidents. I personally slid sideways down one of the hills last winter and turned around and went home before I got to the corner with the steep grade in about the center of the proposed development.

For these concerns I suggest denying this proposal as written.

Thank you in advance,

Bradford M. Bowick

217 Young Road

Barrington NH

## Vanessa Price

---

**From:** Vanessa Price  
**Sent:** Friday, December 16, 2022 1:53 PM  
**To:** Barrington Conservation  
**Cc:** ken.grossman.100@gmail.com; Joyce Cappiello  
**Subject:** RE: [SEEKING URGENT SUPPORT] Young Road Housing Development by Board Member near Prime Wetlands

Good afternoon.

I am a little under the weather a bit still, but overall thank you for your concern.

The Young Road subdivision case file was at the Planning Board for a preliminary design concept on November 1, 2022. Not a formal application. This was to get comments from the board that are non-binding if they want to move forward for design or formal application.

The next action is to go before the ZBA next week, December 21, 2022.

After the ZBA the applicant may be submitting a formal application to the planning board, but the Land Use Office hasn't receive anything yet.

Once we receive a formal application (if we do), of course it will be requested review by the Conservation Commission.

I hope this answers your questions. Please let me know if there are any additional questions.

Have a great weekend.

Best Regards,

Vanessa Price  
Town Planner  
Town of Barrington, NH  
4 Signature Drive  
Barrington, NH 03825  
(603) 664-0195

---

**From:** Barrington Conservation <barringtonconservation@gmail.com>  
**Sent:** Friday, December 16, 2022 10:46 AM  
**To:** Vanessa Price <VPrice@barrington.nh.gov>  
**Cc:** ken.grossman.100@gmail.com; Joyce Cappiello <jcapiello@barrington.nh.gov>  
**Subject:** Fwd: [SEEKING URGENT SUPPORT] Young Road Housing Development by Board Member near Prime Wetlands

External (barringtonconservation@gmail.com)

[Report This Email](#) [FAQ](#) [Skout Email Protection](#)

[EXTERNAL]



Hi Vanessa

I hope you're fully recovered and testing negative.

I got the attached last night, and I'm a bit confused. Where is this in the PB process? The CC certainly hasn't seen it.

Is it going to the ZBA first?

In any case, looking forward to seeing you Thursday. If ever there was a need!

Ken

----- Forwarded message -----

From: **Marc Brauch** <[marcbrauch@gmail.com](mailto:marcbrauch@gmail.com)>

Date: Thu, Dec 15, 2022 at 11:24 AM

Subject: [SEEKING URGENT SUPPORT] Young Road Housing Development by Board Member near Prime Wetlands

To: [Barringtonconservation@gmail.com](mailto:Barringtonconservation@gmail.com) <[Barringtonconservation@gmail.com](mailto:Barringtonconservation@gmail.com)>

Dear Barrington Conservation Commission,

I'm emailing because my neighbors and I are seeking community support to limit the scope of a housing development near Prime wetlands on Young Road. We were only given the minimum required time to prepare just before the holidays and given your expertise you would be a valuable asset to us.

In summary, an application for a 23 house development that requires exceptions to zoning laws was proposed by a zoning adjustment board member (the developer) to this very board for a hearing on Dec. 21 at 7pm. This poses a conflict of interest beyond vote recusal.

Please see attached a document that outlines my case and the letter I received from the town last week. If you agree with it, please help us spread the word and follow my other recommended calls to action.

**Call to Action Options - How to Support Our Cause:**

- 1. Attend the meeting at town hall on Wednesday, December 21st @ 7pm and wear the color green to symbolize your support**
  - o Or dial in: 603-664-0240, Conference ID: 514518321
- 2. Submit a written note voicing your concerns to the Town Planner before 12pm (Noon) on Wednesday, December 21st (Vanessa Price: [vprice@barrington.nh.gov](mailto:vprice@barrington.nh.gov), 603-664-0195)**
- 3. SPREAD THE WORD.** Tell your friends, neighbors, elected officials (local, state, federal), news organizations, etc.

I am open to feedback on my case, and am happy to address any questions or concerns.

Thank you for your time,  
Marc

--

Marc Brauch  
[marcbrauch@gmail.com](mailto:marcbrauch@gmail.com)  
Mobile: (603)236-9551

TOWN OF BARRINGTON CONFIDENTIALITY AND DISCLOSURE NOTICE:

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**Attention: An application for a 23 house development on Young Road that requires exceptions to zoning laws was proposed BY A ZONING BOARD MEMBER to the Board for a hearing on Dec. 21. Below is our case against the development and we ask for support to get the application denied.**

Disclaimer: I'm not a legal expert, this is my first pass interpretation of the Barrington zoning laws. Document is a work in progress and will be updated before the deadline for the board meeting on December 21. Feedback and corrections are welcome. Contact Marc Brauch at marcbrauch@gmail.com for more information or to request a digital version.

**Document Contents:**

1. Call to Action Options: How to Support Our Cause
2. Our Recommendation for Moving Forward with the Applicant and Zoning Board
3. Summary of Issues with Application
4. Key Issues Organized by Variance and Special Exception Requests (4 Total Requests)
5. Links to Developer's Application and Barrington Town Resources
6. Exhibits and Cited References (Not included in distributed hard copies)

**Call to Action Options: How to Support Our Cause:**

1. **Attend the meeting at town hall on Wednesday, December 21st @ 7pm and wear the color green to symbolize your support**
  - o Or dial in: 603-664-0240, Conference ID: 514518321
2. **Submit a written note voicing your concerns to the Town Planner before 12pm (Noon) on Wednesday, December 21st (Vanessa Price: [vprice@barrington.nh.gov](mailto:vprice@barrington.nh.gov), 603-664-0195)**
3. **Explore collectively hiring Legal counsel** to represent our position at the meeting
4. **SPREAD THE WORD.** Tell your friends, neighbors, elected officials (local, state, federal), news organizations, etc.

**Our Recommendation for Moving Forward with the Applicant and Zoning Board:**

- **Application must be rejected in its current state** due to risk imposed on Prime wetlands and additional reasons stated in the summary and organized by variance/exception
- **Neighbors should work on an offline settlement proposal with Paul Thibodeau to find common ground on a development plan** for 6 single family homes so he can safely turn a profit if he wishes to finalize purchase of the land. We believe homes at higher price points (\$650k+) will help Paul increase his profit margins
- **All zoning board members should disclose any and all potential conflicts of interest with Paul Thibodeau** that can be verified before a vote
- **Further testing should be done to mitigate risk to "Primary" Wetlands** that are defined as critical. This includes an aquifer assessment
- **Future applications should include resolutions for mitigating risk of outlined safety issues** (e.g. sidewalks, speed tables, etc. that will be funded by Paul or the Town)

**Summary of Issues with Application:**

1. **Paul Thibodeau** (the applicant) **is on the zoning adjustment board presenting a conflict of interest for the entire board** which is untoward
2. Whether purposeful or accidental, **a hearing of this magnitude** for so many residents on Young Road **right before the holidays when people may be traveling is extremely limiting.** Only provided the minimum required time to organize and supporting organizations are finishing EOY priorities
3. **Error on application regarding the zoning district: NR, not GR (2.2.2)**
4. His **standard subdivision plan** (Map, Page 1) **that justifies a "conservation" subdivision lacks validity:**
  - a. **Lot 20-14** (63,611 sq.ft.) **does not meet the 80,000 sq.ft. threshold** for the NR District (20.5% shortcoming)(Page 1)
  - b. **11 of 23 (47.8%) proposed lots appear to not meet the "Max Lot Coverage (MLC)" of 40%** for NR Districts (4.2.1). **Surveyor should be able to demonstrate exact MLCs for each lot immediately**
    - i. Page 1 Lot List: 1 (i.e. Lot 20-1), 4, 8, 9, 10, 12, 15, 16 (borderline), 17 (borderline), 20 (borderline), 23
    - ii. **Lot 20-9** (Page 1) in particular **is egregious and demonstrates bad faith by the applicant**
    - iii. Page 2 Lot list: 20-12, 20-17, 20-18, 20-23
  - c. **Proposed lot layout design is very inconsistent with the developed side of Young Road** (Exhibit 1) **that also contains "prime" wetlands** and falls short of MLC and buildable land requirements. Precedent for medium density has been established on Young Road that contradicts the claim of a "conventional layout" stated in the application
5. **There is no financial hardship to the developer (Paul) as claimed if he cannot build all 23 houses** for this singular project
  - a. Assuming Paul's purchase of this property is contingent on zoning plans being approved. If the transaction falls through he doesn't lose an excessive amount of money that is detrimental to his well-being or business
  - b. **The breakeven point for his investment is estimated at 5 houses** (Exhibit 3)
6. **Young Road** (particularly along the tightest concentration of proposed homes) **is notorious for speeding drivers** that do not obey speed limits. There have been **several accidents, including a serious motorcycle accident that occurred in Spring 2022 directly where a buffer reduction exception is being requested** (Lot 9-11 or 12-15 depending on map)
  - a. Video of the crash will be provided to the Zoning Board and shared during the meeting
  - b. Young Road families in this specific area can speak to frequency and nature of incidents
  - c. Request can be made to the Barrington Police Department for an accident report
7. **Wetlands on this parcel are categorized as "Prime"** (Section 9.3) that delineates *important values and critical functions* to our ecosystem. This **application should be subjected to a higher standard and thoroughness of its merits to mitigate risk for damage to our ecosystem**
  - a. Making exceptions around Prime wetlands should not be considered and new homes are in flood risk territory (Source: Redfin)
  - b. There are **no net-new benefits to the public as the applicant claims.**
  - c. **Surveying was conducted following a historical drought** and anecdotally does not consider abundance of vernal pools that can be observed throughout the year
  - d. **A juvenile Bald Eagle was spotted on the property in December 2022** (picture available upon request) and due diligence is required to ensure there are no violations of the *The Eagle Act (16 U.S.C. 668-668c)*, enacted in 1940

2	Purchase of Land	\$700,000	
3	Surveying (Estimate \$250/acre, 70 acres)	\$17,500	
4	Other Taxes & Costs (Estimate of 15%)	\$107,625	
5	Avg. Selling Price	\$600,000	
6	Avg. Cost to build Single Family Home in NH*	\$400,000	
7			
8	Total Fixed Costs	\$825,125	
9	Total Variable Costs (per unit)	\$400,000	
10	Total Revenue (per unit)	\$600,000	
11	Breakeven Point (# of units needed to sell)	4.13	units (round up to nearest whole number)
12			
13	Break-Even point (units) = Fixed Costs + (Sales price per unit - Variable costs per unit)		
14	*Source: HomeAdvisor (actual:\$307,400)		



- e. A stream and rock wall was discovered that is not noted in the surveyor report is located on lots 15 through 17 (Page 2)
- 8. Diminution of Property Values: The applicant makes a classic misleading argument in which I can also claim the opposite position. There is precedent for this being extremely hard to demonstrate in court as it takes years to produce tangible evidence. This is a bad faith argument for a professional to make.
- 9. **Berry Surveying & Engineering is currently under scrutiny in Rochester, NH** for a similar issue involving wetlands
  - a. Source: <https://www.fosters.com/story/news/local/2022/09/21/rochester-nh-portland-street-duplex-housing-development-opposition-wetlands/10427256002/>
  - b. A stream was found on the property that the surveyor did not note in his reports. See historic drought comment.

#### Key Issues Organized by Variance and Special Exception Requests

##### Variance #1:

- **Hardship:** This does not cause a financial hardship to the developer (Paul) if he cannot build all 23 houses, nor prevent him to build on any of the land as stated in the application
  - Assuming his purchase of this property is contingent on zoning plans being approved. If the transaction falls through he doesn't lose an excessive amount of money that is detrimental to his well-being or business
  - The breakeven point for this investment is estimated at 5 houses:
- **Diminution of Property Values:** A classic misleading argument in which I can also claim the opposite position. There is precedent for this being extremely hard to demonstrate in court as it takes years to produce evidence. This is a bad faith argument for a professional to make.
- **Substantial Justice:** Wetlands on this parcel are categorized as "Prime" (Section 9.3) that delineates *important values and critical functions* to our ecosystem. This application should be subjected to a higher standard and thoroughness of its merits to mitigate risk for damage to our ecosystem
  - Making exceptions around Prime wetlands should not be considered
  - There are no net-new benefits to the public as the applicant claims
  - A stream and rock wall that is not noted in the survey report is located on lots 15 through 17 (Page 2)
  - Surveying was conducted following a historical drought and anecdotally does not consider abundance of vernal pools that can be observed throughout the year
  - A juvenile Bald Eagle was spotted on the property in December 2022 (picture available upon request) and due diligence is required to ensure there are no violations of the *The Eagle Act (16 U.S.C. 668-668c)*, enacted in 1940
- **Public Interest/Safety:** There is a long history for the residents of Barrington opposing destruction of conservation land and there are serious public safety concerns.
  - Lack of infrastructure in terms of road maintenance is not an issue. If anything we're on the spectrum of needing sidewalks and ways to slow down traffic
  - Young Road (particularly along the tightest concentration of proposed homes) is notorious for speeding drivers that do not obey speed limits. There have been several accidents, including a serious motorcycle accident that occurred in Spring 2022 directly where a buffer reduction exception is being requested (Lot 9-11 or 12-15 depending on map)
  - Video of the crash will be provided to the Zoning Board and shared during the meeting
  - Young Road families in this specific area can speak to frequency and nature of incidents
  - A request can be made to the Barrington Police Department for an accident report

##### Variance #2:

- **Hardship:** See explanation disputing Hardship claim in Variance #1.
- **Spirit/Topography:** Unique topography does not mean a sacrifice of the wetland buffers should be made. The house opposite is on a hill so it will feel as though they are on top of the new homes, not farther away
- **Diminution of Property Values:** See explanation in Variance #1
- **Substantial Justice/Public Interest:** Due to break even point analysis, the applicant still has a reasonable use of the land and is able to gain financially with the sale of 5 units. 23 units are not required. There is no net-new benefit gain to the public, only detriment to wildlife. There is no evidence of softening the impact of the development on the wetlands given the proposal is as aggressive as possible to maximize profits. Economic balance with environmental justice would be to get as close as possible to the break even point
  - See Safety concerns in Variance #1

##### Variance #3:

- **Hardship:** See explanation disputing Hardship claim in Variance #1.
- **Spirit:** We do not have access to the deeded covenants and restrictions to counter this point. He should be able to more clearly state this
- **Substantial Justice/Public Interest:** See Variance #2

##### Special Exception #1:

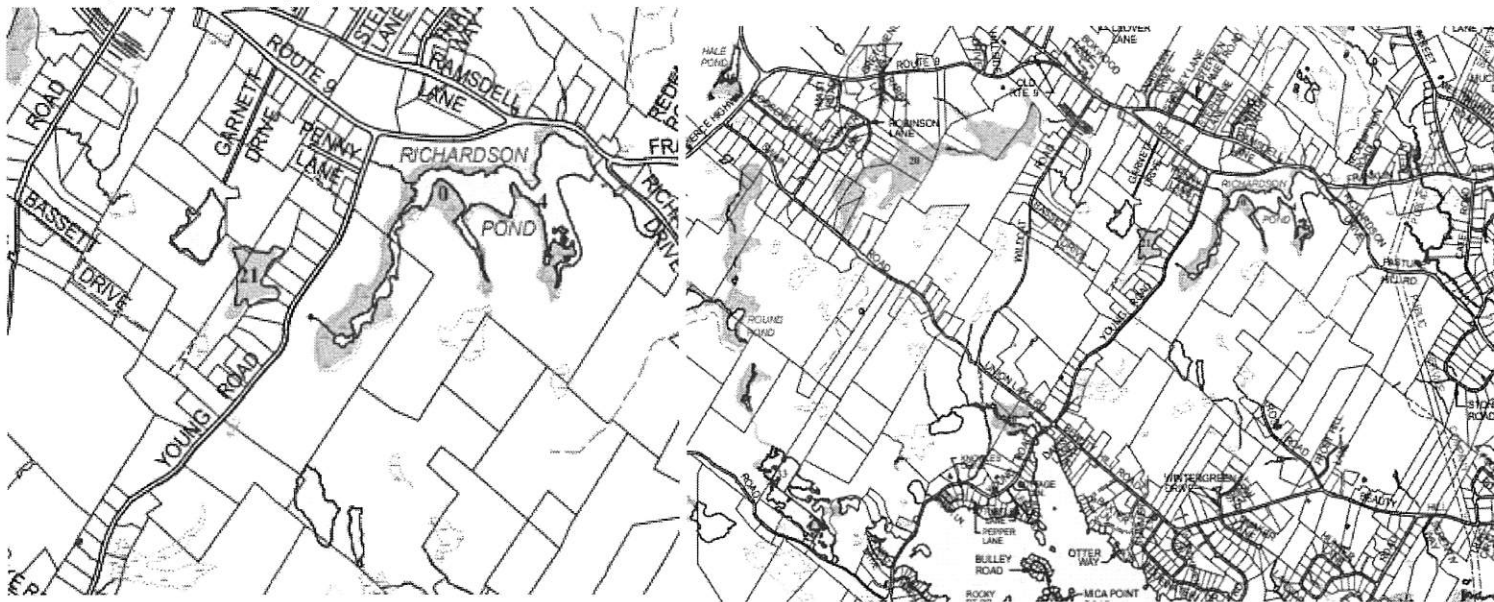
- **Diminution of Property Values:** Will this create HOAs to maintain? See Variance #1
- **Safety:** Speeding traffic is also an issue and this road lacks walking infrastructure. Some of these driveways will be blind to people rounding the corner in front of the Bean's house where the motor accident occurred
- **Demand on Municipal Services:** His original plan that he claims is leading to this new plan shouldn't be approved either. There is no "reduction" if there isn't anything to begin with
- **Degradation to Land:** Aggressive plan to maximize profit completely contradicts his intention to reduce impact on the land. This will impact the future homeowners negatively and does not support the medium density spirit of the ordinance
- **Modification of Driveway Location Note:** This level of ambiguity should not be accepted. To what degree? This is already an extremely tight layout on Primary wetlands. These should be EXACT. Lot 9 is clearly not buildable. We've already discovered a stream on a lot that wasn't noted on the survey report

#### Links to Developer's Application and Town of Barrington Resources:

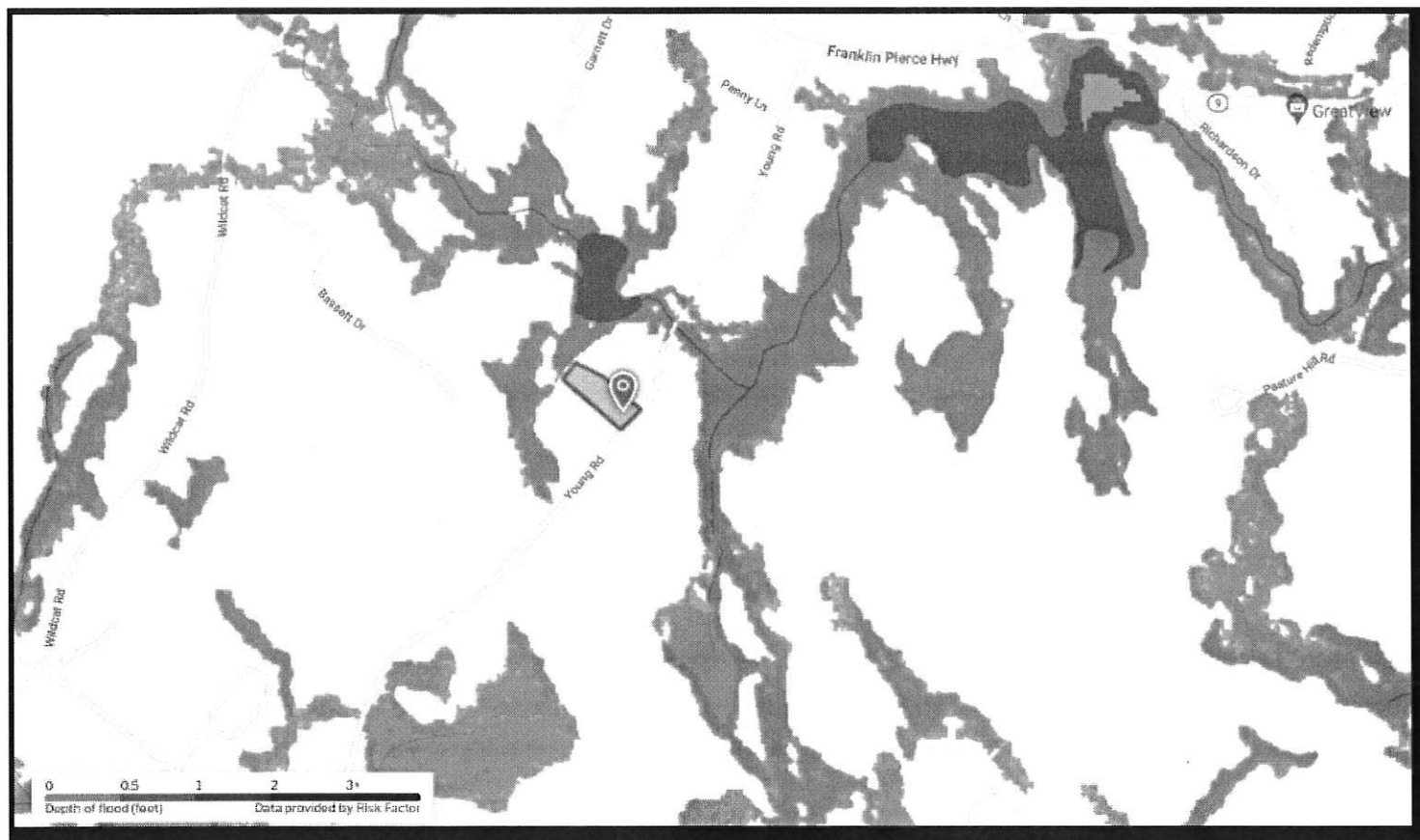
- **Barrington Zoning Board of Adjustment (Variance and Exception Application):**
- [https://www.barrington.nh.gov/sites/g/files/vyhlif2766/f/uploads/2022\\_240\\_8youngrdzbaapp1130.pdf](https://www.barrington.nh.gov/sites/g/files/vyhlif2766/f/uploads/2022_240_8youngrdzbaapp1130.pdf)
- **Barrington Zoning Ordinance:**
- [https://www.barrington.nh.gov/sites/g/files/vyhlif2766/f/uploads/zo\\_2022\\_v1\\_7\\_as\\_amended\\_3-8-2022\\_withmap2.pdf](https://www.barrington.nh.gov/sites/g/files/vyhlif2766/f/uploads/zo_2022_v1_7_as_amended_3-8-2022_withmap2.pdf)
- **Proposed Development Map:** [https://www.barrington.nh.gov/sites/g/files/vyhlif2766/f/uploads/2022\\_240\\_8youngrdzbapln1130.pdf](https://www.barrington.nh.gov/sites/g/files/vyhlif2766/f/uploads/2022_240_8youngrdzbapln1130.pdf)

- An aquifer is a body of water that is located underground and is able to be pumped to the surface for use. Aquifers are typically made up of layers of rock, sand, or gravel that are able to store and transmit water.
- Aquifers are a vital source of drinking water for many people, as they are often able to provide large quantities of clean, fresh water that can be easily accessed and used. In many cases, aquifers are the only source of water for communities that are located in arid or semi-arid regions, where surface water is scarce or unreliable.
- It can take a long time for an aquifer to be repaired, depending on the extent of the damage and the methods used to repair it. In some cases, it can take years or even decades for an aquifer to fully recover.
- There are several factors that can affect the amount of time it takes to repair an aquifer, including the size of the aquifer, the type of damage it has sustained, and the amount of resources available for the repair. For example, an aquifer that has been contaminated by pollutants may require extensive remediation efforts, such as the removal of contaminated soils or the injection of chemicals to break down the pollutants, which can take a significant amount of time.
- Additionally, it can take a long time for an aquifer to recharge naturally, as it relies on the infiltration of water from the surface. This process can be slow, especially in areas with low levels of rainfall or in aquifers that are located deep underground.

Zones of prime wetlands (in pink)



Flood Zone Risk Area:



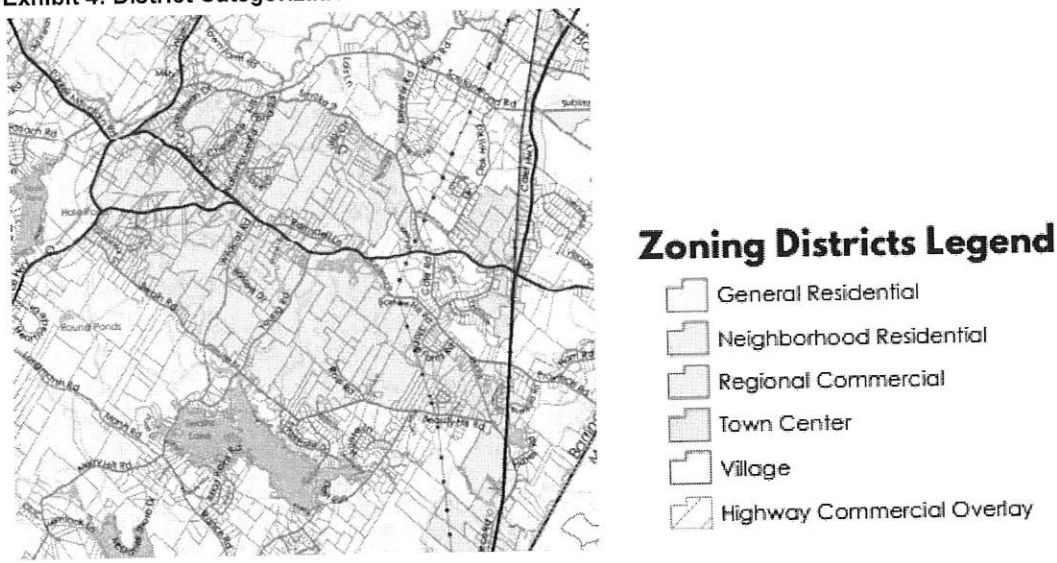


**Exhibit 3: Break Even Financial Analysis for Developer's Investment**

Assumptions and estimates were used. We can adjust the calculation during the zoning board meeting if desired if the applicant can provide verifiable figures

1		
2	Purchase of Land	\$700,000
3	Surveying (Estimate \$250/acre, 70 acres)	\$17,500
4	Other Taxes & Costs (Estimate of 15%)	\$107,625
5	Avg. Selling Price	\$600,000
6	Avg. Cost to build Single Family Home in NH*	\$400,000
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8	Total Fixed Costs	\$825,125
9	Total Variable Costs (per unit)	\$400,000
10	Total Revenue (per unit)	\$600,000
11	Breakeven Point (# of units needed to sell)	4.13 units (round up to nearest whole number)
12		
13	Break-Even point (units) = Fixed Costs ÷ (Sales price per unit – Variable costs per unit)	
14	*Source: HomeAdvisor (actual:\$307,400)	
15		

**Exhibit 4: District Categorization**



**Exhibit 5: Cited excerpt from Barrington Zoning Ordinance**

4.2.1(1).....In the GR and NR districts the minimum lot size for Dwelling, Single-Family is 80,000 sq.ft. which must include at least 60,000 sq. ft. free of Hydric A soils, open water, bogs, marshes, rivers, streams, or exposed ledge. Additionally, the 60,000 sq. ft. must contain at least 35,000 sq. ft. of contiguous upland soils.

2.2.2 .....Neighborhood Residential (NR) The Neighborhood Residential District is intended to promote medium density residential development in the central portion of the town, which is in relatively close proximity to municipal and school services. The regulations have been fashioned to provide incentives for developing larger tracts of land in a way that promotes efficient use of the land and creates adequately sized parcels of open space that can be used for public recreation and/or conservation purposes. One of the primary goals for open space in this district, as identified in the Master Plan, is to create trail linkages to public and commercial activities in the adjoining Village District, as well as other surrounding districts. The regulations for this district are also intended to allow for small-scale business uses or establishments, only if such uses are operated in conjunction with residential uses and developed in compliance with specific standards specified in this Ordinance.

ZONING BOARD OF ADJUSTMENT PUBLIC NOTICE

Land Use Department  
Barrington Town Hall  
P.O. Box 660  
4 Signature Drive  
Barrington, NH 03825  
(603) 664-5798 ~ [birvine@barrington.nh.gov](mailto:birvine@barrington.nh.gov)  
December 6, 2022

File # 240-8-GR-22-3Var/Spec Except

<b>Owner:</b> Norma Bearden 802 North Union St Natchez, MS 39120	<b>Applicant:</b> Paul Thibodeau 76 Young Road Barrington, NH 03825	<b>Surveying &amp; Engineer:</b> Christopher Berry Berry Surveying & engineering 335 Second Crown Point Road Barrington, NH 03825
--	---	--

**Zoning Districts:** General Residential (GR)

**Location:** Young Road

Hearing Date: Wednesday, December 21, 2022

Time: 7:00pm

**MEETING LOCATION:**

**TOWN HALL**

**NEW LOCATION: 4 SIGNATURE DRIVE**

**OR**

You are invited to appear by audio phone or computer see below:

the public has access to contemporaneously listen and, if necessary, participate in the meeting through dialing the following phone # 603-664-0240 and Conference ID: 514518321#

**OR**

You are invited to appear in person or be represented by an agent to state reasons why this decision should or should not be approved. Written comment may be submitted to the Town Planner no later than 12:00 noon the date of the hearing. The case file folder representing this proposal is available for viewing at the Land Use Office between the hours of 8:00 a.m. and 2:30 p.m. Monday through Thursday, excluding holidays. If you have questions concerning this hearing, please call the Planning Office during 8:00 a.m. and 2:30 p.m.

**240-8-GR-22-3Var/Spec Except (Owner: Norma Bearden)** Request by applicant for the following variances Article 6, Section 6.2.6 Perimeter Buffer to allow 14 proposed driveways to access through buffer along Young Road, Article 6, Section 6.2.6 Perimeter Buffer to allow proposed subdivision to reduce the front perimeter buffer, Article 6, Section 6.2.6 Perimeter Buffers to allow the front buffer to contain individual house lots and Special Exception to Article 4, Section 1.3 to allow shared access point and shared driveways on a 65.55 acre lot on Young Road in the General Residential Zoning District. BY: Christopher Berry, Berry Surveying & Engineering: 335 Second Crown Point Road; Barrington, NH 03825.

You can also go to the website and following the instructions below: (Any problem contact the office)

[www.barrington.nh.gov](http://www.barrington.nh.gov)

go to Departments:

Click Land Use Department

Click Maps (DARK BLUE)

Arrow Down to

Planning & Zoning Applications by Map & Lot

- Click on Map 240

Then

- Click on Lot 8

This will give you the application.

Zoning Board

ZONING BOARD OF ADJUSTMENT PUBLIC NOTICE

Land Use Department

Barrington Town Hall

P.O. Box 660

4 Signature Drive

Barrington, NH 03825

(603) 664-5798 ~ [birvine@barrington.nh.gov](mailto:birvine@barrington.nh.gov)

December 6, 2022

File # 240-8-GR-22-3Var/Spec Except

**Owner:** Norma Bearden  
802 North Union St  
Natchez, MS 39120

**Applicant:** Paul Thibodeau  
76 Young Road  
Barrington, NH 03825

**Surveying & Engineer:** Christopher Berry  
Berry Surveying & engineering  
335 Second Crown Point Road  
Barrington, NH 03825

**Zoning Districts:** General Residential (GR)

**Location:** Young Road

Hearing Date: Wednesday, December 21, 2022

Time: 7:00pm

**MEETING LOCATION:**

**TOWN HALL**

**NEW LOCATION: 4 SIGNATURE DRIVE**

**OR**

You are invited to appear by audio phone or computer see below:

**the public has access to contemporaneously listen and, if necessary, participate in the meeting through dialing the following phone # 603-664-0240 and Conference ID: 514518321#**

**OR**

You are invited to appear in person or be represented by an agent to state reasons why this decision should or should not be approved. Written comment may be submitted to the Town Planner no later than 12:00 noon the date of the hearing. The case file folder representing this proposal is available for viewing at the Land Use Office between the hours of 8:00 a.m. and 2:30 p.m. Monday through Thursday, excluding holidays. If you have questions concerning this hearing, please call the Planning Office during 8:00 a.m. and 2:30 p.m.

**240-8-GR-22-3Var/Spec Except (Owner: Norma Bearden)** Request by applicant for the following variances Article 6, Section 6.2.6 Perimeter Buffer to allow 14 proposed driveways to access through buffer along Young Road, Article 6, Section 6.2.6 Perimeter Buffer to allow proposed subdivision to reduce the front perimeter buffer, Article 6, Section 6.2.6 Perimeter Buffers to allow the front buffer to contain individual house lots and Special Exception to Article 4, Section 1.3 to allow shared access point and shared driveways on a 65.55 acre lot on Young Road in the General Residential Zoning District. BY: Christopher Berry, Berry Surveying & Engineering: 335 Second Crown Point Road; Barrington, NH 03825.

You can also go to the website and following the instructions below: (Any problem contact the office)

[www.barrington.nh.gov](http://www.barrington.nh.gov)

go to Departments:

Click Land Use Department

Click Maps (DARK BLUE)

Arrow Down to

Planning & Zoning Applications by Map & Lot

- Click on Map 240

Then

- Click on Lot 8

This will give you the application.

Zoning Board



## Vanessa Price

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**From:** Vanessa Price  
**Sent:** Friday, December 16, 2022 1:54 PM  
**To:** Beverly Lane  
**Cc:** Barbara Irvine  
**Subject:** RE: Zoning Board Meeting Agenda Item

Ms. Lane,

Good afternoon.

I anticipate would abstain since it's his project.

Thank you.

Best Regards,

Vanessa Price  
Town Planner  
Town of Barrington, NH  
4 Signature Drive  
Barrington, NH 03825  
(603) 664-0195

**From:** Beverly Lane <lanebeverly@gmail.com>  
**Sent:** Friday, December 16, 2022 1:45 PM  
**To:** Vanessa Price <VPrice@barrington.nh.gov>  
**Cc:** Barbara Irvine <birvine@barrington.nh.gov>  
**Subject:** Re: Zoning Board Meeting Agenda Item

External (lanebeverly@gmail.com)

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### [EXTERNAL]

Thank you. In case you didn't notice, I did ask in my email whether or not Paul Thibodeau is required to abstain during the meeting. Can you answer that or provide who can answer?

Thank you again for sharing my thoughts with the ZBA.

Bev

On Fri, Dec 16, 2022 at 1:40 PM Vanessa Price <VPrice@barrington.nh.gov> wrote:

Thank you Ms. Lane I will share your information with the ZBA Board.

Have a great day.

Best Regards,

Vanessa Price

Town Planner

Town of Barrington, NH

4 Signature Drive

Barrington, NH 03825

(603) 664-0195

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**From:** Beverly Lane <[lanebeverly@gmail.com](mailto:lanebeverly@gmail.com)>

**Sent:** Friday, December 16, 2022 10:13 AM

**To:** Vanessa Price <[VPrice@barrington.nh.gov](mailto:VPrice@barrington.nh.gov)>

**Subject:** Zoning Board Meeting Agenda Item

**[EXTERNAL]**

Ms. Price,

As a resident of Barrington NH I'm writing to you regarding the Variance being requested at the upcoming December 21, 2022 meeting. I will be unavailable to attend in person or remotely but want to voice that I do NOT support the ZBA allowing the variance. Below is the agenda item I'm referring to.

D. 240-8-GR-22-3Var/Spec Except (Owner: Norma Bearden) Request by applicant for the following variances Article 6, Section 6.2.6 Perimeter Buffer to allow 14 proposed driveways to access through buffer along Young Road, Article 6, Section 6.2.6 Perimeter Buffer to allow proposed subdivision to reduce the front perimeter buffer, Article 6, Section 6.2.6 Perimeter Buffers to allow the front buffer to contain individual house lots and Special Exception to Article 4, Section 1.3 to allow shared access point and shared driveways on a 65.55 acre lot on Young Road in the General Residential Zoning District. BY: Christopher Berry, Berry Surveying & Engineering: 335 Second Crown Point Road; Barrington, NH 03825.

If there is any other means I need to take to ensure my "no" vote for the variance I respectfully request you provide how I accomplish such.

I'd also like to know if zoning board member Paul Thibodeau is required to abstain from voting on this measure. Is that something you can answer, or do I need to ask another town official?

Thank you for your time.

Beverly Lane

48 Misty Ln

Barrington, NH 03825

email: [lanebeverly@gmail.com](mailto:lanebeverly@gmail.com)

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## Vanessa Price

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**From:** Melinda Shofner <mdshofner@yahoo.com>  
**Sent:** Wednesday, December 21, 2022 2:15 PM  
**To:** Vanessa Price  
**Subject:** Concern about Young Rd development

**Caution:** External (mdshofner@yahoo.com)

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### [EXTERNAL]

Hello,

As I am sure you often hear stated, I am concerned about our rural character and the wildlife who also call our town home. While I understand the rules make the decisions, determining where wetlands is during a drought is going to cause long term hard to the wildlife.

We need to reign in the development for many reasons but wildlife habitat is the most important to me.

Thank you

Melinda Shofner  
17 Higgins Rd  
Barrington NH

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