

Town of Barrington
Zoning Board of Adjustment (ZBA)
Land Use Department
Barrington Town Hall
PO Box 660
333 Calef Highway
Barrington, NH 03825

RE: 99 Tolend, Rob Russell and 2A Tactical.

To Whom It May Concern.-

I live in close proximity to 2a tactical. I do not want this business to dissolve due to fines, lawsuits, etc, yet I also feel it does not meet the criteria for a home business according to the zoning rules. This is not about who likes who, who likes guns or does not like guns but is about the zoning rules and if they are met or not met.

Gary Imbrie has outlined the argument as to why 2a tactical does not comply with a home business (zoning criteria). I agree with Gary's points and his solution.

I do not like to be involved in other's business, and I am worried about putting this on record, yet this business activity has affected me deeply so I am speaking up. My reason is that his abutters (our close friends) felt forced to move. Moving was the only option left for them to ensure a peaceful home life after years of being told 2A would be relocating and it not happening. They chose their home because it was in a nice "residential" neighborhood. Once settled, they realize there is a large retail business next door with high foot traffic / customer engagement. I am also aware that the homeowners before them left their dream house, as they did not want to live next to a robust retail business.

The high foot traffic was one of the major concerns. When cars were parking on the road, (they now park in backyard), I counted cars and it was common to see 11-15 cars parked (including the driveway). If each car has one or two people going to the store multiplied by the turnaround throughout the day, this is a high number of people when the store is open 5-6 days a week.

An additional impact the abutters shared, is that over the years 2A customers have tried to access their backyard (go through gate) looking for the entrance to 2a (which is in the back of the house at 99 Tolend). With young kids this is frightening. A sign is now on the road in front of 2a that should curtail this confusion yet may be in violation of a zoning rule for a home business.

Therefore, I wanted to speak to the more personal side of living next to 2a as told to me by the abutters. Some don't mind the business volume, yet two neighbors moved to get away from living next door to a retail establishment even though they loved their home. They moved to a neighborhood expecting to have a single-family unit next door yet the reality is they live next to a large retail business.

As the board making the critical decisions for our town, I hope there is a way to give 2A tactical more time to either complete construction on their new building, or find a suitable commercial space to operate out of without ruling that 2a is "in compliance" with the criteria to be classified as a home business. In addition, if possible suspend the fines, lawsuit over this same period so 2A has the money to move operations from the home at 99 Tolend.

If it gets to the point that a variance is needed, it should be denied for the reasons above. A variance from my understanding would permanently reclassify the land forever and not protect the neighboring homes from having another business operating at 99 Tolend.

Thank you



Julieanne Estes
49 Tolend Rd
Barrington, NH 03825