

# 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-23-SR  
Case Number: \_\_\_\_\_

Project Name: Expansion

Date 4/12/2023

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: \_\_\_\_\_ Area (Acres or S.F) 9.93  
Project Address: 178 Young Road Barrington  
Current Zoning District(s): Neighborhood Map(s) 240 Lot(s) 12  
Request: Expansion

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 & Karen and Wendall Caverly  
Company \_\_\_\_\_  
Phone: 866-1107 Fax: 866-9748 E-mail: Ryanpcaverly@gmail.com  
Address: \_\_\_\_\_

Applicant (Contact): same  
Company \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_

Developer: N/A  
Company \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_

Architect: N/A  
Company \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_

Engineer: N/A  
Company \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_

Karen B Caverly  
Owner Signature  
Barbara Dume  
Staff Signature

Applicant Signature  
4/12/2023  
Date

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**TOWN OF BARRINGTON - LAND USE DEPARTMENT**

**PROJECT NARRATIVE**

PROJECT NAME The Barn at Union Lake Orchard CASE FILE NUMBER 240-12-NR-23-SK

PROJECT LOCATION 178 Young Road

DATE OF APPLICATION April 12, 2023

Property Details:

Single-Family Residential  Multi-Family Residential  Commercial  Industrial

Current Zoning: Neighborhood residential Lot Area Size 9.93 AC

Setbacks: Front  Side  Rear

Parking Spaces Required: 60 Parking Spaces Provided: 80

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

Our plan is to relocate the current residence to a new addition to the ca. 1790's farmhouse currently on the property.

We currently use the farmhouse for storage and intermittent seasonal retail sales. We want to build an addition onto this structure to establish it as the residence with an attached ADU, while continuing to use it for intermittent seasonal retail sales.

In addition, we would like to modify the current residential structure, once abandoned, to provide restrooms for our peach customers and guests attending events in the barn (we currently use restroom trailers). In the future we also plan a state approved kitchen for producing value added items for retail sales and consumption during harvest and farm to table events.

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Applicant Ryan Caverly Karen Caverly Map/Lot# 240/12 Case# 240-12-NR-23-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	Site Review		Waiver(s)
	Provided	NA	
Check the Appropriate Boxes below:			
<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 type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Match lines (if any)	<input type="checkbox"/>	<input checked="" 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) 3.2.10(5)	<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 (3.2.10 (12) )	<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." (3.2.10 (16) )	<input checked="" type="checkbox"/>	<input 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." (3.2.10(17))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. Note identifying which plans are to be recorded and which are on file at the town.	<input type="checkbox"/>	<input 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." (3.2.10 (18) )	<input type="checkbox"/>	<input type="checkbox"/>	
14. North arrow ( 3.2.5 )	<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 (3.3 (18) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Plan and deed references (3.2.6)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. The following notes shall be provided:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Purpose of plan (3.2.10 (1) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Existing and proposed use (3.2.10 (6) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Water Supply source (name of provider (company) if offsite) (3.2.10 (10) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Zoning variances/special exceptions with conditions (3.2.10 (11) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. List of required permits and permit approval numbers (3.2.10 (13) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Vicinity sketch showing 1,000 feet surrounding the site (3.2.8)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Plan index indicating all sheets (3.2.9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
18. Boundaries-existing lot boundary defined by metes and bounds (3.3 (1) )	<input type="checkbox"/>	<input type="checkbox"/>	
19. Boundary monuments (3.3 (4) )	<input type="checkbox"/>	<input type="checkbox"/>	
a. Monuments found (4.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Map number and lot number, name addresses, and zoning of all abutting land owners (3.3 (5) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Monuments to be set (3.3 (4) & 4.2 )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
20. Existing streets: (3.3 (6) )	<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) (3.3 (7) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
22. Existing easements (identified by type) ( 3.3 (8) )	<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 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:			
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 type="checkbox"/>	<input checked="" 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 checked="" 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 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 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 Ryan Caverly Karen + Lendal Caverly Barrington The owners, by the communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: [Handwritten Signature]

Signature of Developer: Karen Caverly Lendal R Caverly

Technical Review Signatures: \_\_\_\_\_

Town Engineer/Planner Approval 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: *[Handwritten Signature]*  
*Karen & Caverly Landall Company LLC*

**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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# Subdivision Plan Waiver Request Form

Under Subdivision Plan Regulations 5.3-Request for Waivers, 8.1-Waivers for Specific Plan Submission Requirements and 11.1-General Waiver Provision

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 Subdivision Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Strafford County Registry of Deeds.**

Name of Subdivision Plan (See Title Box):

Ryan Caverly Karen & Lendall Caverly

Case Number: 240-12-NR-23-SR

Site Location: 178 Young Road

Zoning District(s): \_\_\_\_\_

Owner (s): Ryan Caverly Karen & Lendall Caverly

Address of Owner(s): 160 Young Road Barrington, N.H. 03825

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

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

Phone Number 866-1107

Email ryanpcaverly@gmail.com

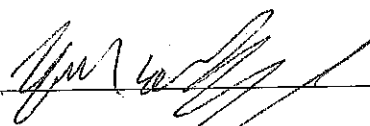
Land Surveyor: \_\_\_\_\_

I Ryan Caverly seek the following waiver to the Town of Barrington Subdivision Regulations for the above case submittal:

My request for this waiver is in reference to Article 3.1.1 requiring engineer stamped drawings for the addition and the changes on the property. Due to the nature of the changes being made;

- planned addition (ADU) to accommodate the new location of the residence
- addition of a deck on 3 sides of the existing small 2 story building,
- addition of a deck to the back of the barn

I do not feel it is necessary for an engineer to draw the plans. If any major changes are made to the property in the future a stamped engineered plan will be produced.

  
Signature of Owner/Applicant

April 11, 2023  
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**ABUTTER LIST**

Town of Barrington, NH

Please Print or Type

Applicant: Ryan Caverly Karen Caverly Phone 866-1107 Ryan  
866-9748 Karen

Project Address: 178 Young Road

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 Karen Lendall Caverly	160 Young Road Barrington

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
240	13-1	Robert & Elizabeth Caverly	150 Young Road
240	9	Brian & Rebecca Lenzi	155 Young Road
240	10	Raymond & Cheryl Clement	179 Young Road
240	11	Kenneth & Dulcie Dunton	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
N/A	

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: 4/11/2023, This is page 1 of 1 pages.

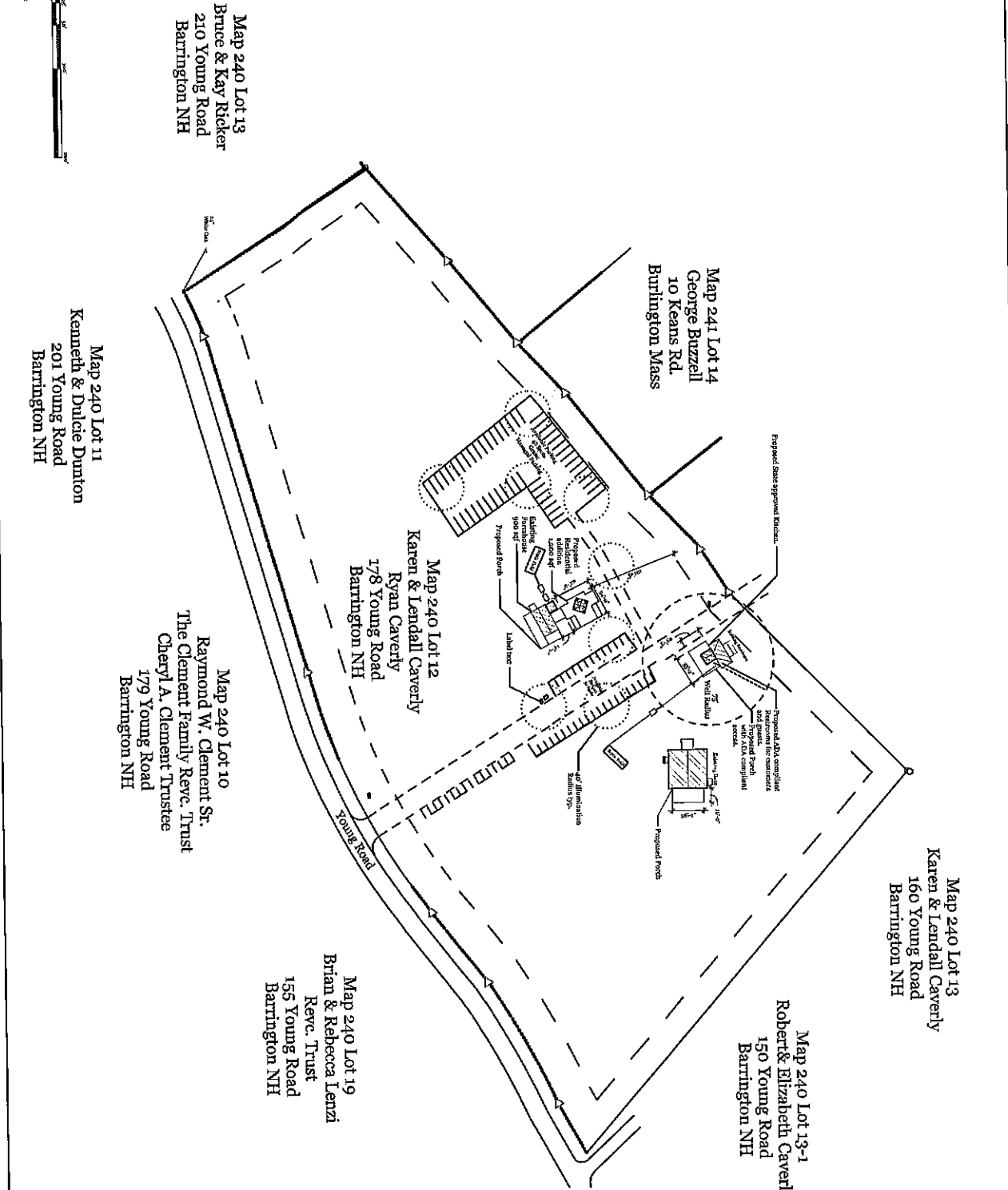
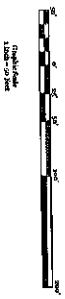
Applicant or Agent: Ryan Caverly  
Karen Caverly

Planning Staff Verification: \_\_\_\_\_ Date: \_\_\_\_\_

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**Notes**

2023  
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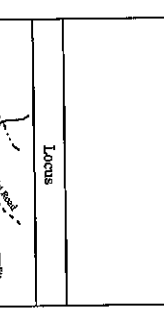
**References**

Stratford County Book 2904  
 Pages 0102, 0103  
 Barrington Tax Map Sheet 240 Lot 12  
 NH05 GRANITE LIDAR

**Legend**

- Buildings
- Utility Pole
- Rebar
- Granite Bound
- Setback
- Stonewall
- Deflection Point
- Planning Board Approval Block

**Locus**



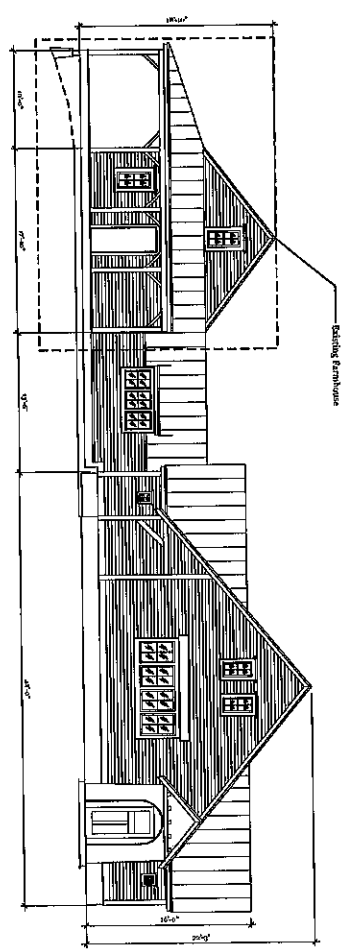
**Owners:**  
 Ryan Caverly  
 Karen & Lendall Caverly  
 160 Young Road  
 Barrington NH 03825  
 Phone: 603 664 9949

NO.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

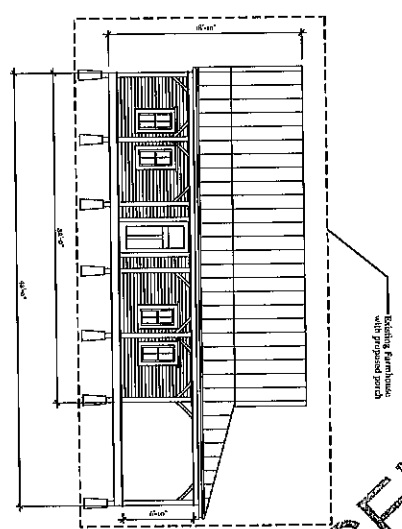
Plan of Site  
 Page 1 of 2

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 12/12/2023  
 PLANNING AND USE OFFICE

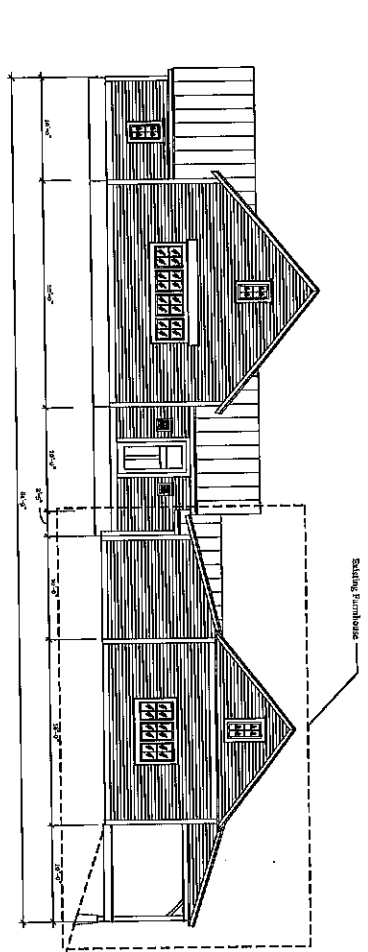
East Elevation



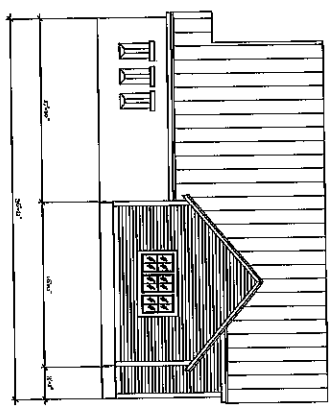
South Elevation



West Elevation



North Elevation



**Notes**

1. All drawings shall be prepared in accordance with the standards of the American Institute of Architects (AIA) and the International Building Code (IBC).  
 2. The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.  
 3. All materials and workmanship shall conform to the standards of the International Building Code (IBC) and the International Residential Code (IRC).  
 4. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.  
 5. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

**References**

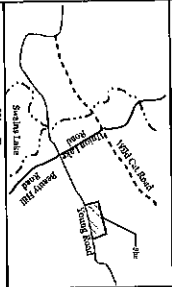
Stratford County Book 2304  
 Pages 0202, 0102  
 Burlington, Tax Map Sheet 240 Lot 12  
 Google Earth  
 NHGIS GRANIT LIDAR

**Legend**

- Buildings
- CDU Utility Pole
- Rebar
- Granite Bound
- Setback
- Stamenall
- Deflection Point

Planning Board Approval Block

**Locals**



Union Lake Orchard  
 at  
 The Barn  
 Karen & Lendall Covey  
 160 Young Road  
 Barrington NH 03825  
 Phone: 603 664 9949

DIMENSIONS	
FOOTPRINT	SQUARE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Iterations of Farmhouse: **A** **02**  
 Page 2 of 2