

Map 240 Lot 13
Karen & Lendall Caverly
160 Young Road
Barrington NH

Map 240 Lot 13-1
Robert & Elizabeth Caverly
150 Young Road
Barrington NH

Map 241 Lot 14
George Buzzell
10 Keans Rd.
Burlington Mass

Map 240 Lot 12
Karen & Lendall Caverly
Ryan Caverly
178 Young Road
Barrington NH

Map 240 Lot 19
Brian & Rebecca Lenzi
Revc. Trust
155 Young Road
Barrington NH

Map 240 Lot 13
Bruce & Kay Ricker
210 Young Road
Barrington NH

Map 240 Lot 10
Raymond W. Clement Sr.
The Clement Family Revc. Trust
Cheryl A. Clement Trustee
179 Young Road
Barrington NH

Map 240 Lot 11
Kenneth & Dulcie Dunton
201 Young Road
Barrington NH



Notes

1. Zoning: General district
2. Building Setbacks: 40' Front 30' sides 30' rear
3. This site is not within a Special Flood Hazard Zone, nor a Shoreland Water Quality Protection Zone.
4. If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the owner shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town.
5. 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.
6. All materials and methods of construction shall conform to Town Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road and Bridge Construction
7. In accordance with Town Regulations and RSA 676:13, all improvements specified on these site plans shall be constructed, completed, inspected and approved by the Town of Barrington prior to the issuance of a certificate of occupancy.
8. 60 parking spaces required for ~ 150 guests, per traffic study and building occupancy limit. 80 Spaces provided.
9. This plan shows a proposed addition to the existing farmhouse on site, and proposed modifications to other existing structures on site.
10. At the May 9, 2023, Planning Board Meeting, Board approved waivers for:
 - i. The requirement to have all site plans shall be prepared and stamped by a professional engineer. Boundary monuments shall be certified by a licensed surveyor per Section 3.1.1 of the Site Plan Review Regulations.

References

Stafford County Book 2504
Pages 0102,0103
Barrington Tax Map Sheet 240 Lot 12
Google Earth
NHGIS GRANIT LIDAR

Legend

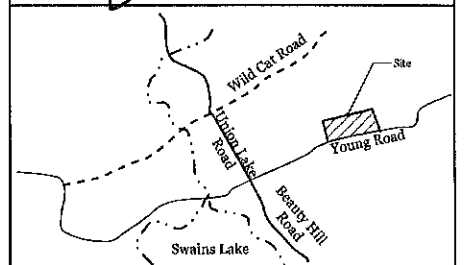
- Buildings
- Rebar
- Setback
- Utility Pole
- Granite Bound
- Deflection Point

PLANNING BOARD
BARRINGTON, NH
APPROVED
File Number 240-12-NR-23 SR

Date 6/26/2023

Chairman [Signature]

Locus



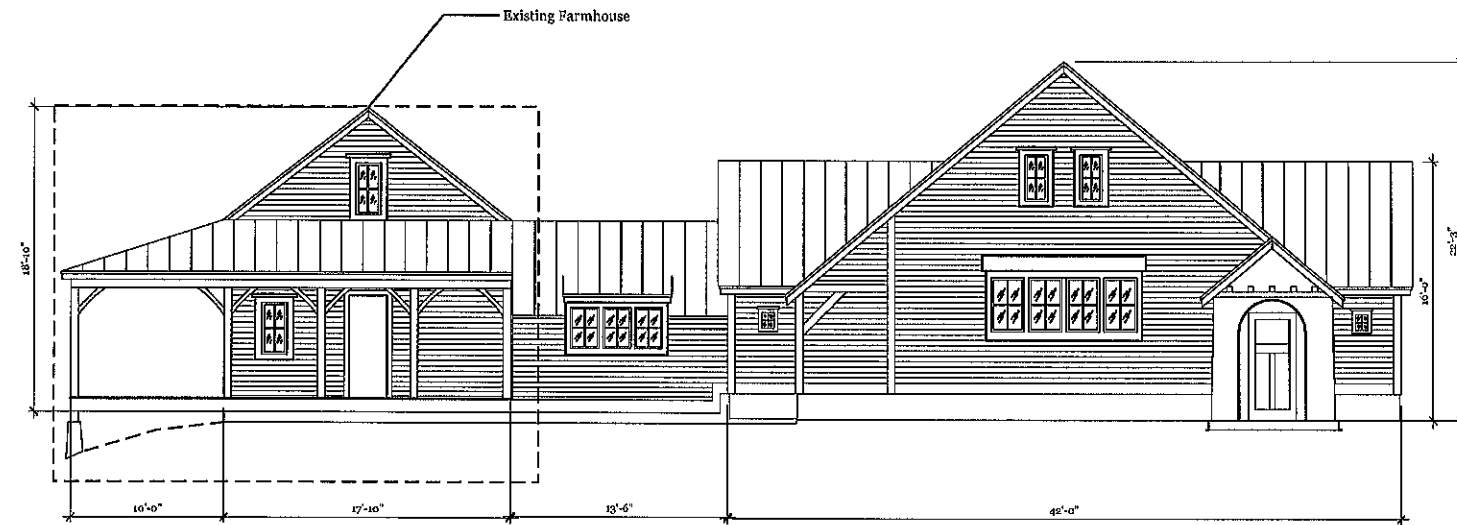
The Barn
at
Union Lake Orchard
April 6, 2022

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

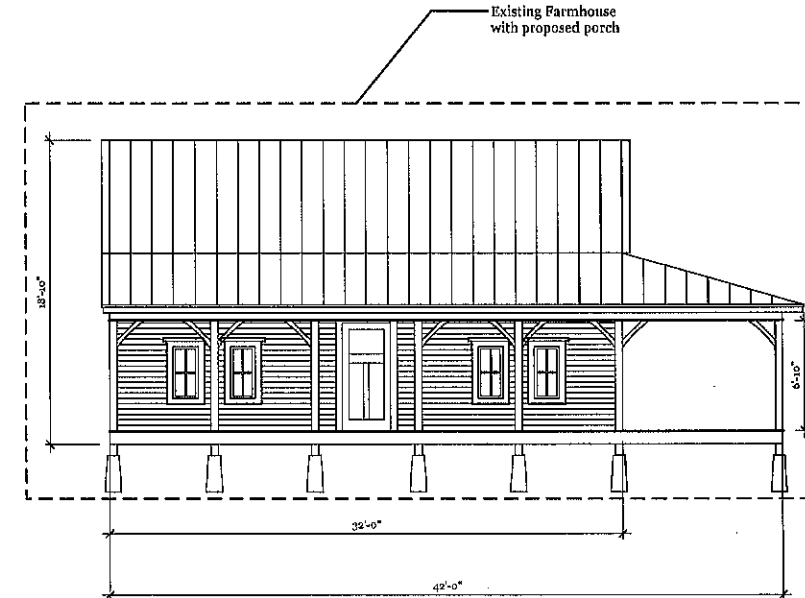
REVISIONS

MM/DD/YY	REMARKS
6/22/2023	

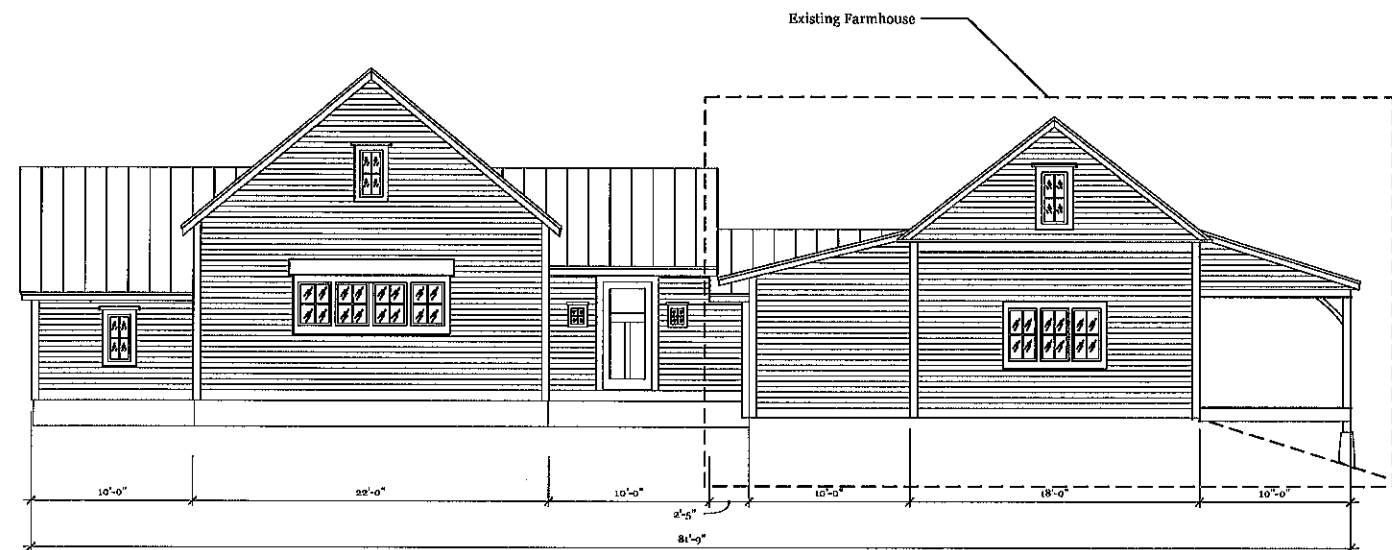
1 East Elevation
Scale: 3/16" = 1'



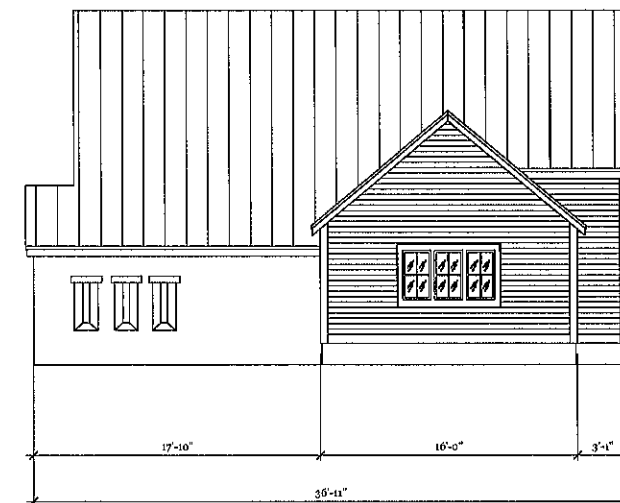
2 South Elevation
Scale: 3/16" = 1'



3 West Elevation
Scale: 3/16" = 1'



4 North Elevation
Scale: 3/16" = 1'



Notes

1. Zoning: General district
2. Building Setbacks: 40' Front 30' sides 30' rear
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- If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the owner shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town.
- 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.
- All materials and methods of construction shall conform to Town Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road and Bridge Construction in accordance with Town Regulations and RSA 676:13, all improvements specified on these site plans shall be constructed, completed, inspected and approved by the Town of Barrington prior to the issuance of a certificate of occupancy.
8. 60 parking spaces required for ~ 150 guests, per traffic study and building occupancy limit. 80 Spaces provided.
9. This plan shows a proposed addition to the existing farmhouse on site, and proposed modifications to other existing structures on site.

References

Strafford County Book 2504
Pages 0102, 0103
Barrington Tax Map Sheet 240 Lot 12
Google Earth
NHGIS GRANT LIDAR

Legend

- Buildings
- Utility Pole
- Rebar
- Granite Bound
- Setback
- Stonewall
- Deflection Point

Planning Board Approval Block

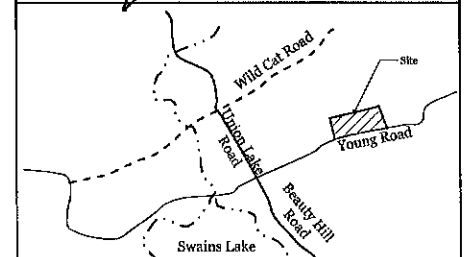
- APPROVED -

File Number 240-12-NR-23-SR

Date 6/26/2023

Chairman [Signature]

Locus



The Barn
at
Union Lake Orchard

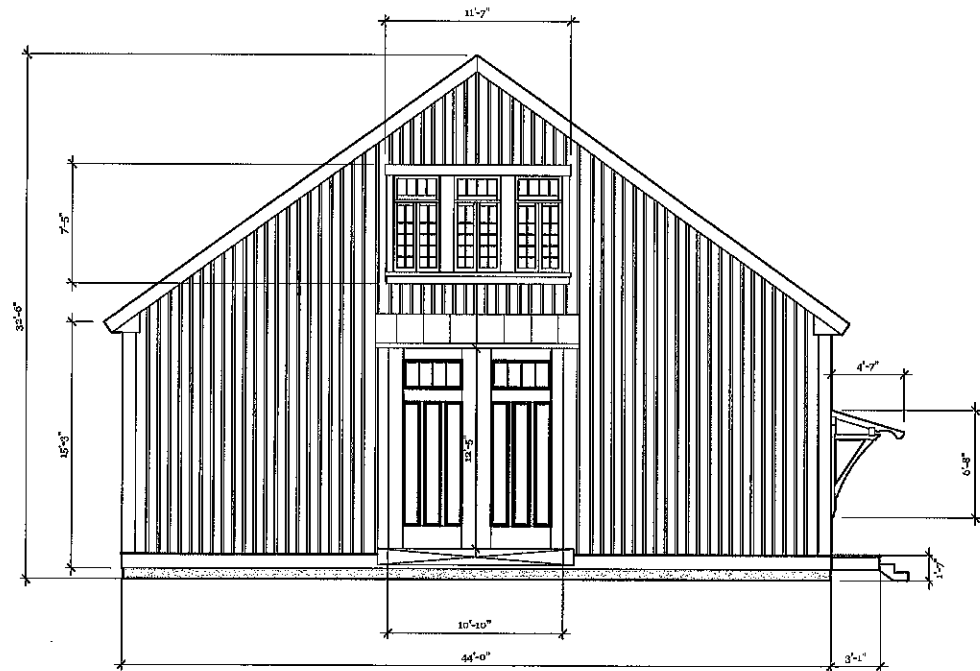
June 20, 2022

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

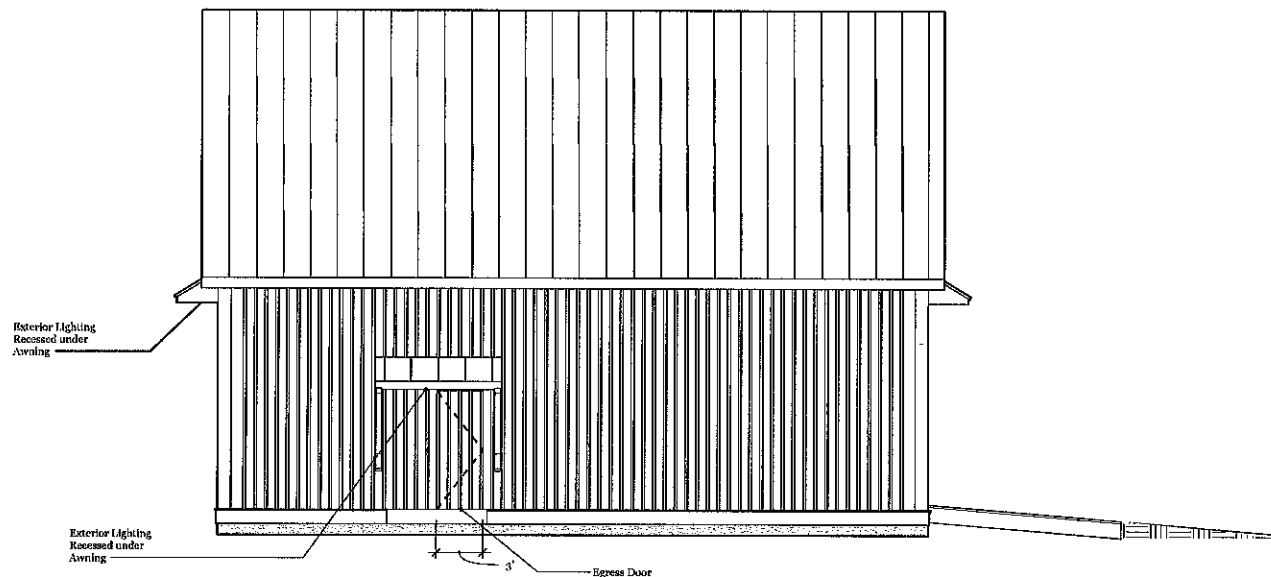
REVISIONS

MM/DD/YY	REMARKS
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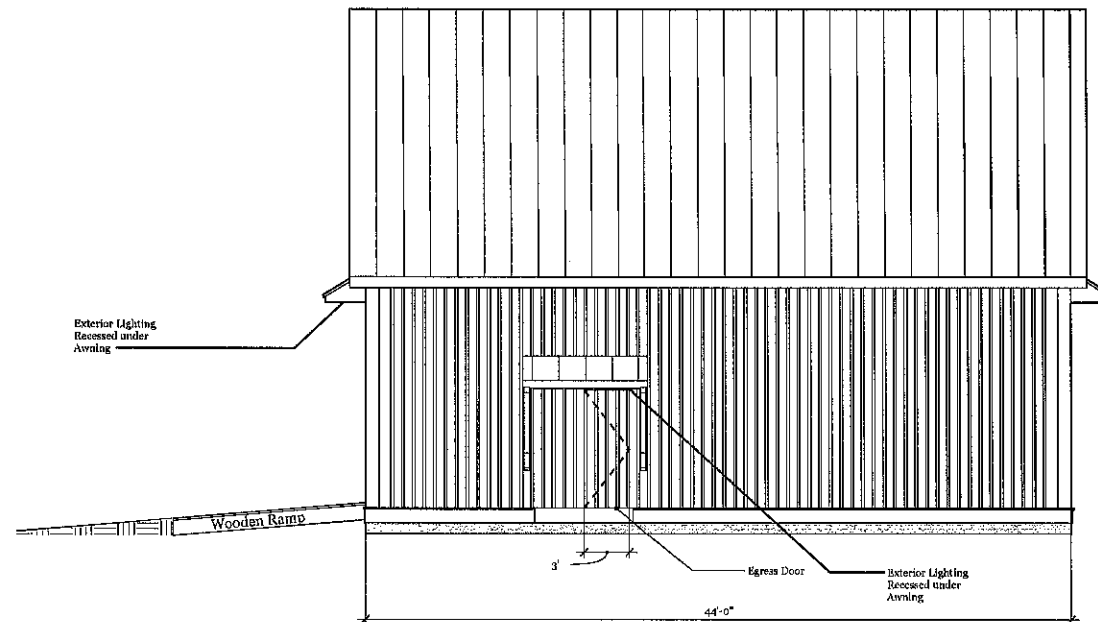
1 West Elevation
Scale: 3/8" = 1'



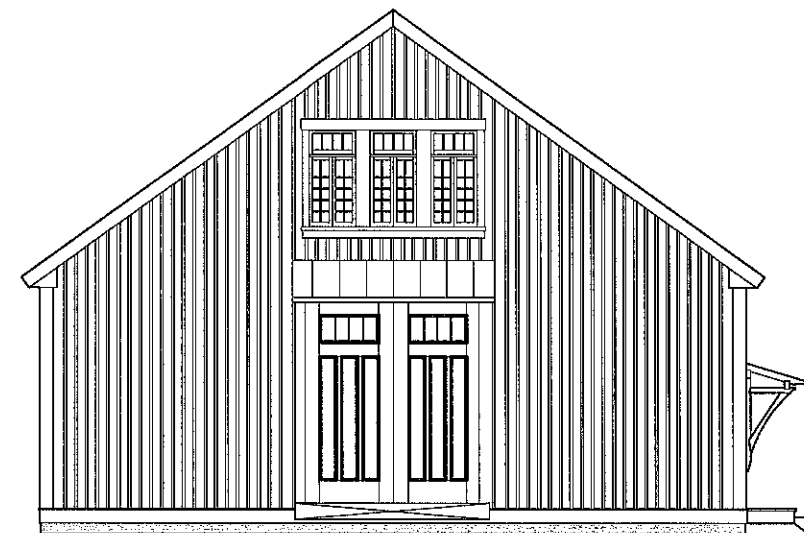
3 North Elevation
Scale: 3/8" = 1'



2 South Elevation
Scale: 3/8" = 1'



4 East Elevation
Scale: 3/8" = 1'



Notes

1. Zoning: General district.
2. Building setbacks: 40' Front, 20' sides, 20' rear.
3. Existing barn used in support of 10 acre farm. Proposed use to be expanded to include event space and other agritourism uses.
4. This site is not within a Special Flood Hazard Zone, nor a Shoreland Water Quality Protection Zone.
5. If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the owner shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town.
6. 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.
7. All materials and methods of construction shall conform to Town Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road and Bridge Construction.
8. In accordance with Town Regulations and RSA 676:19, all improvements specified on these site plans shall be constructed, completed, inspected and approved by the Town of Barrington prior to the issuance of a certificate of occupancy.
9. 60 parking spaces required for ~ 150 guests, per traffic study and building occupancy limit. 80 Spaces provided.

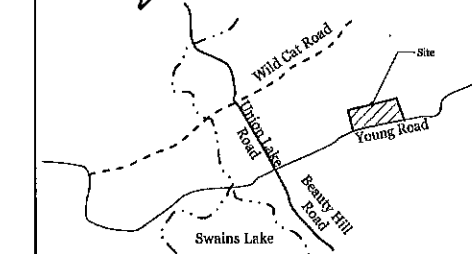
References

Strafford County Book 2504
Pages 0102,0103
Barrington Tax Map Sheet 240 Lot 12
Plan of Land Prepared for Rebecca Ripley
Drew and Orvis Surveyors IIc.
NHGIS GRANIT LIDAR

Legend

- Buildings
- Rebar
- Setback
- Stonewall
- Utility Pole
- Granite Bound
- Deflection Point

Planning Board Approval Block
BARRINGTON, NH
- APPROVED -
File Number 240-12-NR-23-SR
Date 6/26/2023
Chairman [Signature]
Locus



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Union Lake Orchard
June 20, 2023
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