

ZONING BOARD OF ADJUSTMENT APPLICATION



Office Use Only	Case #: <u>249-32 + 250-133</u>	NR-23-Spec Except	Date Received: <u>10/30/2023</u>
	Amount Paid: \$ <u>530.00</u>	Time Received:	

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Wildlife Encounters Phone # 603-923-1108  
 Address of Applicant: 270 Beauty Hill Road, Barrington, NH 03825  
 E-Mail Address: office@weecocenter.com  
 PROPERTY OWNER (if different from applicant): DWSx2 Holdings, LLC  
 Address: 270 Beauty Hill Road Barrington, NH 03825 Phone # 603-923-1289  
 E-Mail Address: N/A

PROPERTY/PARCEL INFORMATION

Address: 270 Beauty Hill Road Barrington, NH 03825  
 Brief Directions: From the intersection of Rt 125 + Rt 9, proceed south. Right on Beauty Hill Rd @ Wubler Pond. Proceed 1.2 miles to top of hill.  
 Zoning District: NR Assessor's Map # 249 + 250 Lot(s) # 249/32 + 250/133

TYPE OF APPEAL: (Please check one)

<input type="checkbox"/> Variance	from Section _____ of the Zoning Ordinance
<input checked="" type="checkbox"/> Special Exception	per Section <u>Art. 19: TABLE OF USES</u> of the Zoning Ordinance
<input type="checkbox"/> Appeal of Administrative Decision	regarding Section _____ of the Zoning Ordinance
<input type="checkbox"/> Equitable Waiver	per Section _____ of the Zoning Ordinance

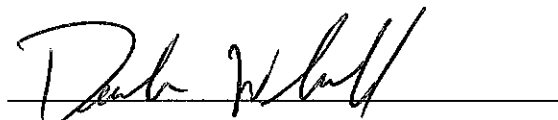
DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY (NARRATIVE): (If needed, please submit on additional paper attached to the application.)

See Narrative included Separately

**SIGNATURE PAGE**

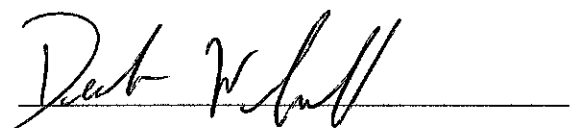
***THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS***

I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.



Signature of Applicant\*

\*Both Signatures Required



Signature of Owner\*

\*\*Please note: if the applicant is representing the owner, a notarized authorization letter must be submitted at the time of the application. \*\*

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

I, and my successors, hereby authorize members of the Barrington Zoning Board, Land Use Department and other pertinent Town Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post- approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner:  Date: 10/31/2023

Signature of Land Use Staff:  Date: 10/31/23

**APPLICATION CHECKLIST** (Please check off)

- A. **Application signed** by Applicant and Property Owner (if different from Applicant) \_\_\_\_\_  
*Note:* In order for the application to be accepted by Land Use Department staff and placed on the ZBA agenda YOU MUST COMPLETE (1) ALL SECTIONS ON PAGE 1 as well as (2) ALL QUESTIONS FOR THE SPECIFIC APPEAL YOU ARE SEEKING.
  
- B. **Seven (7) Copies of Completed Zoning Board of Adjustment Application** \_\_\_\_\_  
*Note:* Only include those pages of the application that are relevant to your request. Please do not include the abutters list with the 9 copies (include only as part of original signed application (Part A above)).
  
- C. **Context or Locus Map** (Show Surrounding Zoning Districts) \_\_\_\_\_
  
- D. **Tax Map** (Copy can be attained by the Assessing Office) \_\_\_\_\_
  
- E. **Existing Conditions Site Plan or Recorded Subdivision Plan** to include well and septic location (may be found at Strafford County Registry of Deeds). \_\_\_\_\_
  
- F. **Seven (7) Copies of a plot plan** drawn in accordance with a boundary line to scale not less than 1" = 40'. They need to include the lot dimensions including area in square feet, and also the size and location of existing and proposed buildings if applicable, including setbacks. \_\_\_\_\_  
Site Plan - ***Drawn and Stamped by Registered Land Surveyor***
  - a. 24" X 36" – 2 Copies
  - b. 11' X 17" – 6 Copies
  - c. 8 1/2 " X 11" – 1 Copy
  - d. PDF copy emailed to Town Planner @ [planning@barrington.nh.gov](mailto:planning@barrington.nh.gov)
  
- G. **Seven (7) copies of colored photos:** Existing Conditions Photo Exhibit \_\_\_\_\_  
Up to four photos may be shown per 8 1/2" X 11" page size.
  - a. Photos are to be taken looking toward the site and adjacent to the site.
  - b. Photos should show adjacent improvements and existing on-site conditions.
  - c. Number the photographs according to view.
  
- H. **List of abutters** List of Certified Abutters (Include Applicant and all licensed professionals, i.e., engineer, architect, land surveyor, or soil scientist, whose seals are affixed to the plan, as well as any holder of a conservation or agricultural easement.) Including addresses and map and lot number of parcels that adjoin or is directly across the street or stream from the land under consideration by the local land use board of the subject property. \_\_\_\_\_
  
- I. **Mailing Labels** in triplicate with abutters names and addresses for notices. \_\_\_\_\_

J. TOTAL FEE paid by cash or check made payable to "Town of Barrington"

1.	Application fee of:	
	\$150.00 VARIANCE	\$ _____
	\$150.00 SPECIAL EXCEPTION	\$ <u>150.00</u>
	\$150.00 APPEAL FROM ADMINISTRATIVE DECISION	\$ _____
	\$150.00 EQUITABLE WAIVER	\$ _____
2.	Certified letters fee: # of abutters _____ X \$10.00 =	\$ <u>150.00</u>
3.	Applicant & Owner mailing fee: _____ X \$10.00 =	\$ _____
4.	Foster's newspaper public notice	\$ <u>250.00</u>

TOTAL FEE \$ 550.00



ZBA Application – November 2023

### Narrative Plans for the Property

The property at issue is a small portion of that which was historically used by the Swain Family as a homestead, commercial farm and visitor respite for centuries.

Our intention is to be stewards of the property and its inhabitants, and have it continue to serve as a multi-generational homestead for our family and business / livelihood while also being a unique and valuable contribution to the Barrington community.

We are seeking relief from current zoning restrictions to conduct both residential and commercial activities on the property as prior generations have done.

The 2 lots combine to approximately 77 acres. Our requested mixed-use development would impact less than 5% of the acreage, and structures would almost entirely occupy area where prior buildings have stood within the last 50 years.

The Applicant has been residing on the property since 2017. In late 2019 the Barrington Planning Board approved our application for a Conditional Use permit to operate as an Educational Institution and approved our initial multi-phase Site Plan in April 2020 at the start of the Covid-19 Pandemic. The Planning Board specifically restricted the use of the existing residence to the applicant's residential and business administrative use. (i.e. no public use of residential bathroom, or other public use of the residential structure, etc.)

Due to a variety of circumstances, it failed to be recognized by the Planning Board members, Town staff, the applicant and our contracted experts that the intended use the planning board was approving was prohibited in the Neighborhood Residential District without a special exception being granted by the ZBA.

Phase 1 of the approved site plan was completed and the plan vested.

Over the time that has ensued since Covid, multiple circumstances have changed that cause us to want to modify Phase 2 of our development – requiring a return to the Planning Board. It was during this process this past summer that the oversight was recognized, and this this application for Special Exception is before you.

Applicant has been conducting residential and commercial activity on the property in some capacity since the spring of 2020.

A Variance / Special Exception allowing mixed use activity, development & structure is being requested to support the Planning Board's prior decisions and our continued use and development of the project.

Structural Developments would include buildings that are very consistent with the rural & agricultural nature of the district, to include buildings that have green-house, barn, animal shelter, fencing and residential appearance and characteristics.

## SPECIAL EXCEPTION REQUIREMENTS

### THIS SECTION TO BE COMPLETED BY SPECIAL EXCEPTION APPLICANTS ONLY

Please provide evidence that the requested Special Exception complies by addressing the issues below.

1. No detriment to property values in the vicinity of the proposed development will result on account of the location or scale of buildings, structures, parking areas, or other access ways; the emission of odors, smoke, gas, dust, noise, glare, heat, vibration, or other pollutants; or unsightly outdoor storage of equipment, vehicles, or other materials.

Approval of this Special Exception application is likely to appreciate property values since it will provide means and opportunity to replace degraded buildings with modern structures and otherwise to improve the appearance.

2. No hazard will be caused to the public or adjacent property on account of potential fire, explosion, or release of toxic materials.

No excess hazards will be created, as the nature of the use is not one that feature the use of toxic chemicals, explosives, etc.

3. No creation of a traffic safety hazard or substantial traffic congestion will result in the vicinity of the proposed development.

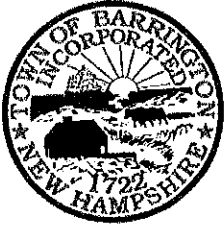
Since the approved use includes provisions to accommodate the minimal traffic caused by the mixed use activity, no significant additional traffic or congestion is expected.

4. No excessive demand on municipal services and facilities, including, but not limited to waste disposal, police and fire protection, and schools.

Approval of this special exception will not result in any excessive demand on community schools or other municipal services.

5. The proposed use will not result in the degradation of existing surface and groundwater quality standards, nor will it have adverse effects on the natural functions of wetlands on the site that would result in the loss of significant habitat or flood control protection.

Due to the nature of the mixed-use activity, approval of this special exception is expected to result in null or positive impact on groundwater quality, surface conditions, wetland & open space habitats & stormwater management.



Town of Barrington Zoning Board of Adjustment  
Application Authorization

I/We DWSx2 Holdings, LLC  
(Property Owner\*)

hereby authorize Derek Small  
270 Beauty Hill Road, Barrington, NH 03825  
(Applicant Name and Address)

to appear before the Zoning Board of Adjustment on my/our behalf with a  
Special Exception Application  
(type of application)

for Wildlife Encounters Ecology & Wellness Center  
(Project name and description)

Property location/address: 270 Beauty Hill Road Barrington, NH 03825

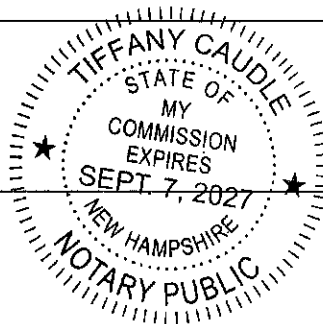
Tax map and lot number: 249/32 + 250/133

Zoning District: Neighborhood Residential

Derek Small  
Property Owner\* Signature

10/30/2023  
Date

[Signature]  
Notary Public Signature



10-30-2023  
Date

\*All listed owners of a property must sign an application authorization form.





**ABUTTER LIST**

**THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS**

Pursuant to RSA 676:7 as amended, the State Law of New Hampshire, the Town of Barrington is required to notify the applicant and every abutter of the public hearing by certified mail. The cost of required publication or posting of notice, and the cost of mailing said notices, shall be paid by the applicant.

Refer to RSA 672:3 as amended, for the definition of an Abutter.

**PLEASE NOTE:** Abutter ownership information for lots located in Barrington, shall be obtained through the Town's Assessment Office.

Owner: 250-133-DWSX2 Holdings, LLC - 270 Beauty Hill Rd, Barrington

Tax Map	Lot No.	Owner(s) of Record	Mailing Address
239	61	Harvey Hubbell	85 Hutchinson Parkway, Litchfield Ct 06751
250	121	Carlisle Hearty	73 Durham Pt Rd, Durham, NH 03824
250	120	Public Serv Co NH	PO Box 270, Hartford, Ct 06141-0270
250	134	Richard & Sarah Campbell	244 Beauty Hill Rd, Barrington
250	35	Faul & Carolyn Solzenburg	238 Beauty Hill Rd, Barrington
250	36	Anthony Twerintz & Int Samuel & Sarah Sanders	Via ea 29 Hampshire Dr
249	37	Ralph Jr & Linda May Nienhouse	269 Beauty Hill Rd, Concord
250	30	Kyle & Patricia Bilodeau	16 Hall Rd, Barrington
250	27	James & Doris Lewis	40 Hall Rd, Barrington
250	26	John & Melissa Morin	48 Hall Rd, Barrington
249	31	Jay Griffin & Debra Ann Griffin	202 Beauty Hill Rd, Barrington
250	34.1	Andree & Arthur Klopman	5226 State Street Ste 145, Cobleskill
249	26	Douglas & Barbara Winter	54 Frost Hill Lane, Barrington, NY 12013
249	27	Timothy & Amber Roy	22 Frost Hill Lane, Barrington
249	30	John & Ronald Rowles	274 Beauty Hill Rd, Barrington
250	34	Dylan & Aimee Tice	249 Beauty Hill Rd, Barrington
250	119	Richard & Heather Talbot	108 Stone Farm Rd, Barrington

Surveyor: Ray Bisson, LLS, PLS, Stonewall Surveying, PO Box 458, Barrington NH 03825

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Land Use Staff: Barbara Irvine Date: 10/30/2023

OWNER INFORMATION		SALES HISTORY		PICTURE	
Date	Book	Page	Type	Price	Grantor
01/22/2020	4728	370	U 121	225,000	COOK PETER C

LISTING HISTORY		NOTES
04/08/20	JHPR	OLD MAP/LOT# 011-0063-0000 PVT WTR/SPTC FD-FPL BLCKED LYOUT
11/13/19	BHPR	LACKS INSL POOR CLST SPAC OLD WIRG/PLMB 2006-07-UPDT
07/23/19	BCRR	CU-REMAP-ADJ CATGRS RF SAG 2009-ORIG WIRE MIN INSL REPL WNDW
04/18/19	BHPL	10 YRS (FKA 110 BEAUTY HILL RD) 2011-12-CHG MAILADDR 2014- NO
06/20/18	BHCR	HEAT TO TQF OR ATF, BMU DIRT & STONED FDTN; 18-SUBDIV INTO
03/16/18	BHPR	249-32-1 & 2, 3/18- NEW RF/WIND, NOH, EXT REVIEW; ADJ PHYSICAL TO
07/17/14	MWRR	REFLECT, BARN 30X40 HAS GD RF; 11/19- BARN FRAME START; 4/20- BARN
03/26/14	BHCL	COMP

EXTRA FEATURES VALUATION						
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes
FIREPLACE 1-1 STAND	3		100	3,000.00	50	4,500 UNUSABLE/BLKED
BARN 1STRY	1,200	40 x 30	73	26.00	100	22,776
						27,300

MUNICIPAL SOFTWARE BY AVITAR			
<b>BARRINGTON ASSESSING OFFICE</b>			
PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2021	\$ 148,300	\$ 22,600	\$ 93,767
	Parcel Total: \$ 266,667		
2022	\$ 148,300	\$ 22,600	\$ 93,767
	Parcel Total: \$ 266,667		
2023	\$ 189,000	\$ 27,300	\$ 120,640
	Parcel Total: \$ 336,940		

LAND VALUATION														
Zone:	RURAL	Minimum Acreage:	2.00	Minimum Frontage:	200	Site:	Driveway: DIRT Road: PAVED							
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	2.000 ac	120,000	1	100	100	100	100		95	114,000	0	N	114,000	
IF RES	0.060 ac	x 3,250	X	73					100	100	0	N	100	
FARM LAND	8.390 ac	x 3,250	X	73					100	19,900	85	N	3,062	
UNMNGD OTHER	60.290 ac	x 3,250	X	73					100	143,000	80	N	3,376	
WETLANDS	4.260 ac	x 3,250	X	73					100	10,100	100	N	102	
										287,100			120,640	

**BUILDING DETAILS**

Model: 1.75 STORY FRAME CAPE  
 Roof: GABLE HIP/PREFAB METALS  
 Ext: VINYL SIDING  
 Int: PLASTERED  
 Floor: PINE/SOFT WD  
 Heat: OIL/HOT WATER

Bedrooms: 5 Baths: 1.0 Fixtures: 3  
 Extra Kitchens: Fireplaces:  
 Generators:

A/C: No  
 Quality: A1 AVG+10  
 Com. Wall:

Size Adj: 0.9150 Base Rate: RSA 168.00  
 Bldg. Rate: 0.9864  
 Sq. Foot Cost: \$ 165.71

**TAXABLE DISTRICTS**

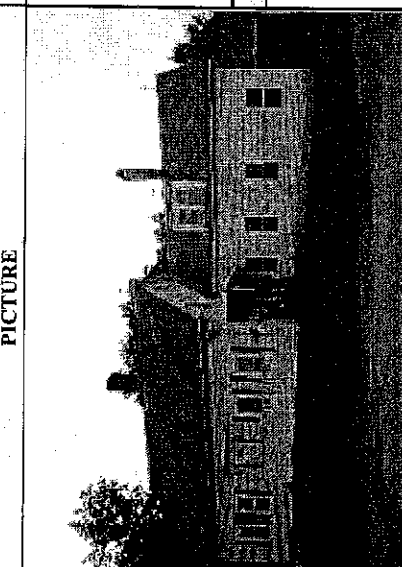
District	Percentage

**OWNER**

DWSX2 HOLDINGS LLC  
 270 BEAUTY HILL RD  
 BARRINGTON, NH 03825

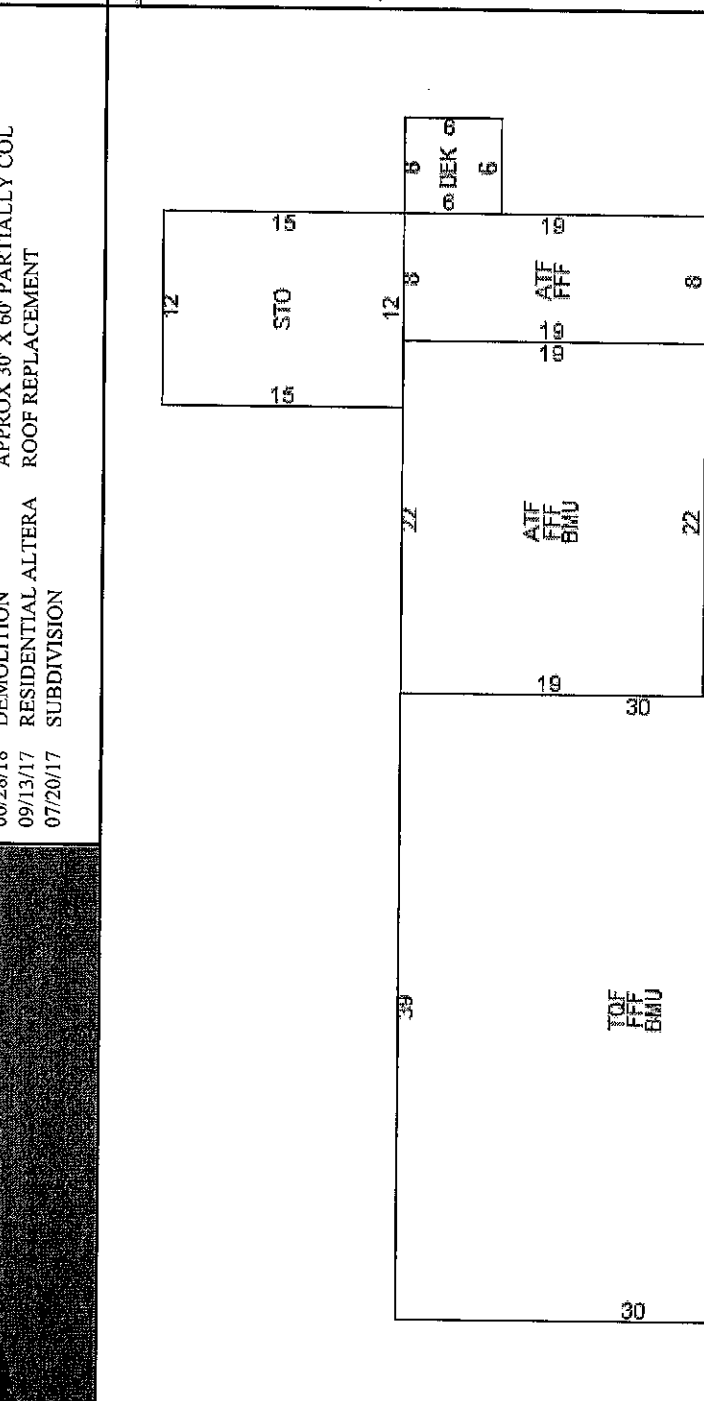
**PERMITS**

Date	Project Type	Notes
07/26/23	DEMOLITION	PORTION OF ROTTING FRONT PORCH
04/16/20	SEPTIC	
10/29/18	MISCELLANEOUS (MI	BARN - FARMING & AGRITOURISM A
06/28/18	DEMOLITION	APPROX 30' X 60' PARTIALLY COL
09/13/17	RESIDENTIAL ALTERA	ROOF REPLACEMENT
07/20/17	SUBDIVISION	



**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH FIN	55	0.25	14
STO	STORAGE AREA	180	0.10	18
DEK	DECK/ENTRANCE	518	0.10	52
TQF	3/4 STRY FIN	1170	0.75	878
FFF	FST FLR FIN	1740	1.00	1740
BMU	BSMNT	1588	0.15	238
ATF	ATTIC FINISHED	570	0.25	143
<b>GLA:</b>	<b>2,761</b>	<b>5,821</b>		<b>3,083</b>



**2023 BASE YEAR BUILDING VALUATION**

Market Cost New: \$ 510,884  
 Year Built: 1790  
 Condition For Age: AVERAGE 38 %  
 Physical: COND 25 %  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: 63 %  
 Building Value: \$ 189,000

OWNER INFORMATION		SALES HISTORY		PICTURE
Date	Book	Page	Type	Price Grantor
01/22/2020	4728	370	U V 21	225,000 COOK PETER C
LISTING HISTORY				
07/23/19	BCRR	CREATED 2018 F/K/A. 249-0032-0001 7/18- VAC CLEARED, CONGRU W/249-32		
07/06/18	BHCL			

EXTRA FEATURES VALUATION							
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes

**PARCEL TOTAL TAXABLE VALUE**

Year	Building	Features	Land
2021	\$ 0	\$ 0	\$ 123
	Parcel Total: \$ 123		
2022	\$ 0	\$ 0	\$ 123
	Parcel Total: \$ 123		
2023	\$ 0	\$ 0	\$ 130
	Parcel Total: \$ 130		

**PARCEL TOTAL TAXABLE VALUE**

Year	Building	Features	Land
2021	\$ 0	\$ 0	\$ 123
	Parcel Total: \$ 123		
2022	\$ 0	\$ 0	\$ 123
	Parcel Total: \$ 123		
2023	\$ 0	\$ 0	\$ 130
	Parcel Total: \$ 130		

**LAST REVALUATION: 2023**

Zone	RURAL	Minimum Acreage:	2.00	Minimum Frontage:	200									
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
UNMNGD OTHER	2.000 ac	120,000	C	85	100	100	100	100	100	102,000	80	N	112	
UNMNGD OTHER	0.320 ac	x 3,250	X	100					100	1,000	80	N	18	
	<b>2.320 ac</b>									<b>103,000</b>			<b>130</b>	

MUNICIPAL SOFTWARE BY AVITAR  
**BARRINGTON ASSESSING OFFICE**  
 LAST REVALUATION: 2023  
 Site: Driveway: Road: PAVED

