



Barrington Zoning Board of Adjustment Zoning Ordinance Variance and Special Exception Application Checklist

Please schedule a meeting with staff before submitting your application.

This checklist has been prepared to assist you in submitting a complete application to the Town of Barrington. At the Pre-Application meeting, staff will check off the items on this list that are required with your submission.

This document constitutes a public disclosure under RSA Chapter 91 – A, Access to Governmental Records and Meetings.

Date June 20, 2023 Case No. 263-10-LDF105-RC-Van
 Owner Lee Oak Cooperative
 Mailing Address 180 Roberts Road Barrington, NH 03825
 Phone 603-759-2526 Email r.nigro@comcast.net

PART I – GENERAL REQUIREMENTS

All Graphics shall be to Scale and Dimensioned

Description of Documents Required for Complete Application. No application shall be accepted without all items marked below.

- | Req' | Rec' | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Zoning Board of Adjustment Application Checklist (<i>this form</i>) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 2. ZBA General Information (Article(s) and Section(s) of Ordinance) |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Appeal and Decision <u>N/A</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Fees - \$150.00 Application <input checked="" type="checkbox"/>
\$ 250.00 Legal Notice <input checked="" type="checkbox"/>
\$ 8.00 per US Post Office Certified Letter <input checked="" type="checkbox"/> <i>Paid fees</i> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Completed Project Application Form
<input checked="" type="checkbox"/> Variance <input type="checkbox"/> Special Exception <input type="checkbox"/> Appeal |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Notarized Letter of Authorization (from property owner(s) if property owner did not sign the application form) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Project Narrative |

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- 8. HOA Approval (if applicable) *N/A*
- 9. Context or Locus Map (Show Surrounding Zoning Districts)
- 10. Existing Conditions Site Plan or Recorded Subdivision Plan to include well and septic location (may be found at Strafford County Registry of Deeds).
- 11. Existing Conditions Photo Exhibit (See instruction page for submitting photos)
Up to four photos may be shown per 8 1/2" X 11" page size
 - a. Show all existing structures on site
- 12. 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)
- 13. Mailing Labels (4 sets)

PART II – REQUIRED PLANS AND RELATED DATA
All Graphics and Plans Shall be to Scale and Dimensioned

- 1. Site Plan - **Drawn and Stamped by Registered Land Surveyor** *N/A*
 - a. 24" X 36" – 2 Copies
 - b. 11' X 17" – 6 Copy
 - c. 8 1/2 " X 11" – 1 Copy
- 2. Elevations: Show all sides of building and indicate building heights *N/A*
 - a. 24" X 36" – 2 Copies
 - b. 11' X 17" – 6 Copy
 - c. 8 1/2 " X 11" – 1 Copy
- 3. Floor Plans *N/A*
 - a. 24" X 36" – 2 Copies
 - b. 11' X 17" – 6 Copy
 - c. 8 1/2 " X 11" – 1 Copy
- 4. All drawings and any revised drawings must be submitted in PDF format *N/A*
- 5. OTHER: _____
- 6. Your Appointment Date and Time for Submitting the Complete Application is:

June 8, 2023

Barbara Gruine
Staff Signature

6/20/2023
Date

Land Use Department
Town of Barrington; 4 Signature Drive; Barrington, NH 03825
vprice@barrington.nh.gov Phone: 603.664.5798

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PART III – PROJECT DESCRIPTION/VARIANCE DETAILS

Case No. 263-10-Lot 105-RC-Van
Project Name Lee Oak Cooperative Inc. Lot 105
Location Address Ambleside Drive Barrington, NH 03825
Map and Lot 263-10 (47AC)
Zoning District (Include Overlay District if Applicable) RC

Property Details:

- Single Family Residential
- Multifamily Residential
- Manufactured Housing
- Commercial
- Mixed Use
- Agricultural
- Other

Use: Residential

Number of Buildings: 1 Height: _____

Setbacks: Front N/A Back N/A Side N/A Side N/A

Description of Request

Cite the Section of the Zoning Ordinance you are requesting a Variance or Special Exception for. If this is an Appeal from an Administrative Enforcement Order, Planning Board Decision, or Zoning Board of Adjustment Decision, please attach pertinent documentation:

Section 4.23

Project Narrative: (Please type and attach a separate sheet of paper)

Develop lot 105 Ambleside Drive. It is a level lot with water, septic, and electricity in place. Previous owner intended to site a doublewide mobile home there, but instead sold the park before work began.

Barrington Zoning Ordinance Requirements:

Density as required by 4.23

Request: (You may type and attach a separate sheet of paper)

We request that the board approve a variance to section 4.23 to allow Lee Oak Cooperative Inc. to develop Lot 105 Ambleside Drive.

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PART IV – If this is a JUSTIFICATION FOR VARIANCE

The Zoning Board of Adjustment may not authorize a zoning ordinance variation unless ALL of the following criteria are met. Please provide evidence that the requested Variance complies by addressing the issues below.

- 1. Special conditions exist such that literal enforcement of the Ordinance will result in unnecessary hardship to the applicant as defined under applicable law.
To deny the variance will leave lot 105 vacant and prevent future development.
- 2. Granting the variance would be consistent with the spirit of the Ordinance.
We are a legally existing park. The addition of one home on a site ready to go is consistent with the already existing homes.
- 3. Granting the variance will not result in diminution of surrounding property values.
Developing lot 105 will have a positive impact on values.
- 4. Granting of the variance would do substantial justice.
Lot 105 is ready to go. Granting the variance will allow us to complete the work started by the previous owner.
- 5. Granting of the variance would not be contrary to the public interest.
It would allow for a low to moderate income family to realize home ownership.

PART V – If this is a JUSTIFICATION FOR SPECIAL EXCEPTION

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.

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

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

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

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.

In addition to the guiding principles specified above, the ZBA may condition the granting of a special exception upon more stringent standards if the Board determines that such conditions are necessary to protect the health and welfare of the town and its residents. Such conditions may include the following and should be addressed in the Narrative:

- 1. Front, side, or rear yards in excess of the minimum requirements of this Ordinance.
- 2. Screening of the premises from the street or adjacent property by walls, fences, or other devices.
- 3. Limitations on the size of buildings and other structures more stringent than minimum or maximum requirements of this Ordinance.
- 4. Limitations on the number of occupants and methods and times of operation.
- 5. Regulation of the design and location of access drives, sidewalks, and other traffic features.
- 6. Location and amount of parking and loading spaces in excess of existing standards.
- 7. Regulation of the number, size, and lighting of signs in excess of existing standards.

Richard P. Nigro
Signature of Applicant

6/19/23

Date

Signature of Owner

Date



SITE / CONTEXT PHOTOS

Using Guidelines Below

Provide color photographs showing the site and surrounding buildings/properties in order to provide staff, boards and commissions with a visual impression of the current site conditions.

1. Photos are to be taken looking toward the site and adjacent to the site.
2. Photos should show adjacent improvements and existing on-site conditions.
3. Number the photographs according to view.

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Letter of Authorization

To Whom It May Concern:

Lee Oak Cooperative Inc. will be seeking permission from the Town of Barrington to develop Lot 105 Ambleside Drive. We give authorization to Richard P. Nigro to act on our behalf in this endeavor. Mr. Nigro is a member in good standing of Lee Oak Cooperative and we have full confidence that he will act in our best interests. All communication regarding this matter can be funneled through him. His contact information is as follows:

Richard P. Nigro
202 Roberts Road
Barrington, NH 03825
C: 603-759-2526

Thank you in advance for your time and consideration.

Signed,



Karen Sewall
Treasurer Lee Oak Cooperative



Richard P. Nigro

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SEP 19 2023

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100 feet Abutters List Report

Barrington, NH
June 28, 2023

Subject Property:

Parcel Number: 263-0010
CAMA Number: 263-0010
Property Address: NEW TOWN PLAINS RD

Mailing Address: LEE OAK COOPERATIVE INC
180 ROBERTS RD
BARRINGTON, NH 03825

Abutters:

Parcel Number: 017-0016
CAMA Number: 017-0016
Property Address: 95 ROBERTS RD

Mailing Address: SCHMITZ EUGENE R JR
95 ROBERTS RD
BARRINGTON, NH 03825

Parcel Number: 017-0020
CAMA Number: 017-0020
Property Address: 115 ROBERTS RD

Mailing Address: MASSE KEVIN E
115 ROBERTS RD
BARRINGTON, NH 03825

Parcel Number: 017-0039
CAMA Number: 017-0039
Property Address: 180 ROBERTS RD

Mailing Address: LEE OAK COOPERATIVE INC
180 ROBERTS RD
BARRINGTON, NH 03825

Parcel Number: 263-0007
CAMA Number: 263-0007
Property Address: 1079 CALEF HWY

Mailing Address: FANDUNYAN EDUARD L & MARIYA
GORIS REV TRUST
340 LINDSTROM LANE
MANCHESTER, NH 03104

Parcel Number: 263-0008
CAMA Number: 263-0008
Property Address: 31 NEW TOWN PLAINS RD

Mailing Address: ROLLINS BONNIE & WILLIAM
31 NEW TOWN PLAINS RD
BARRINGTON, NH 03825

Parcel Number: 263-0009
CAMA Number: 263-0009
Property Address: NEW TOWN PLAINS RD

Mailing Address: LIGGETT RE TR STEVEN SLOVENSKI
117 HAYES RD
DURHAM, NH 03824

Parcel Number: 263-0011
CAMA Number: 263-0011
Property Address: CALEF HWY

Mailing Address: BARRINGTON TOWN OF
PO BOX 660 333 CALEF HWY
BARRINGTON, NH 03825

Parcel Number: 263-0013-0001
CAMA Number: 263-0013-0001
Property Address: CALEF HWY

Mailing Address: BARRINGTON TOWN OF
PO BOX 660 333 CALEF HWY
BARRINGTON, NH 03825

Parcel Number: 263-0013-0002
CAMA Number: 263-0013-0002
Property Address: CALEF HWY

Mailing Address: ATRH BARRINGTON LLC
1400 SOUTH WILLOW ST
MANCHESTER, NH 03103

Parcel Number: 265-0001
CAMA Number: 265-0001
Property Address: CALEF HWY

Mailing Address: DAVIS EVERETT JR M LLC
14 GROVE ST
BYFIELD, MA 01922

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6/29/2023



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6/28/2023

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USE OFFICE Page 1 of 2



100 feet Abutters List Report

Barrington, NH
June 28, 2023

Parcel Number: 265-0002
CAMA Number: 265-0002
Property Address: 1205 CALEF HWY

Mailing Address: BURBY MARTIN & JACQUELYN
8 ROBERTS RD
DOVER, NH 03820

Parcel Number: 265-0003
CAMA Number: 265-0003
Property Address: 1215 CALEF HWY

Mailing Address: CAF REALTY LLC
PO BOX 874
DURHAM, NH 03824

Parcel Number: 265-0007
CAMA Number: 265-0007
Property Address: CALEF HWY

Mailing Address: PUBLIC SERVICE COMPANY OF NH
D/B/A EVERSOURCE ENERGY INC
PO BOX 330
MANCHESTER, NH 03105

Parcel Number: 265-0013
CAMA Number: 265-0013
Property Address: 1210 CALEF HWY

Mailing Address: RANDY LAHEY PROPERTIES LLC
125 HIGH RD
LEE, NH 03861

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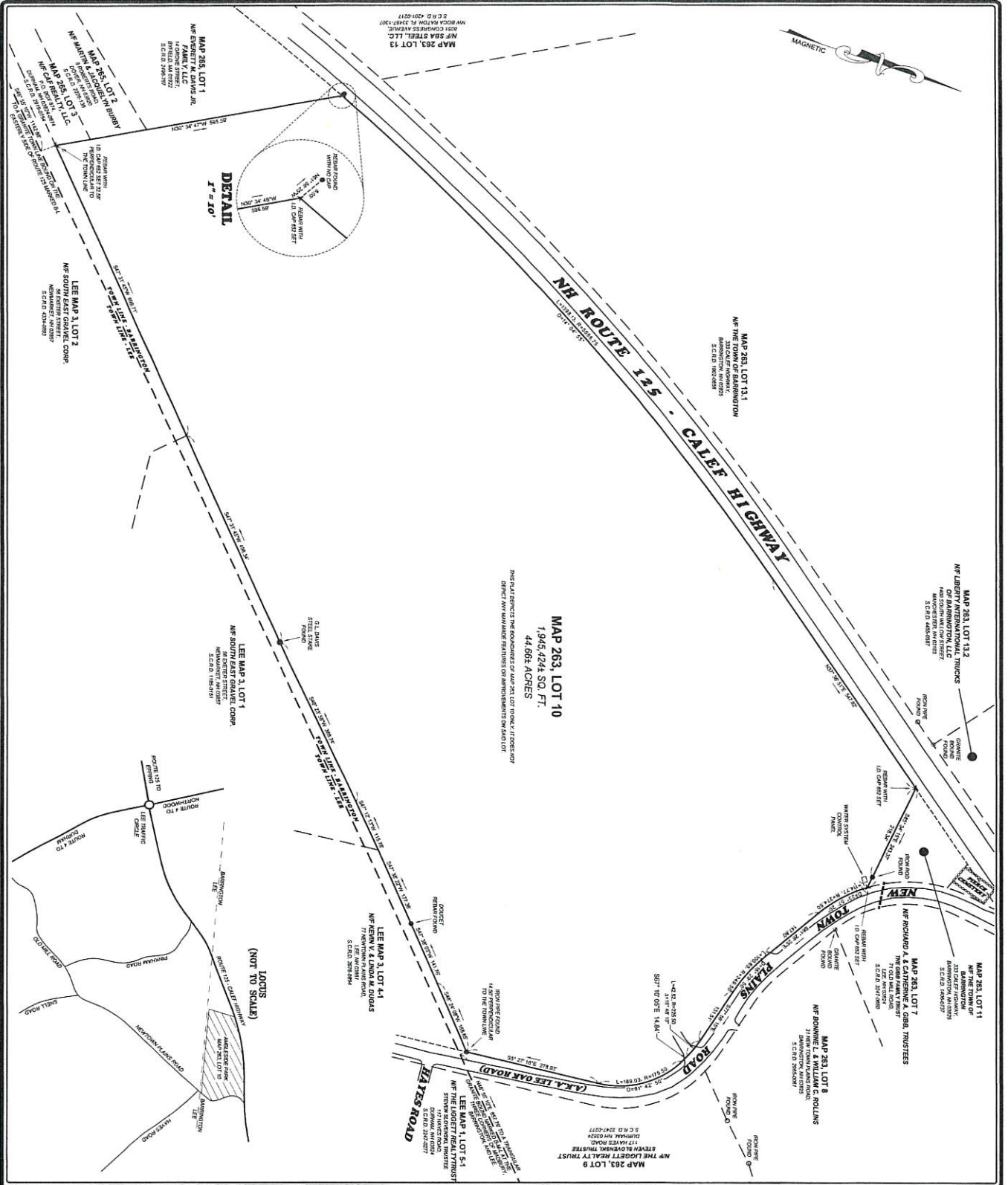


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6/28/2023

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Page 2 of 2



Geometres Blue Hills, LLC
Land Surveying & Mapping
Septic System Design
Environmental Consulting

PO Box 277
Farmington, NH 03835
(603)958-2867

FEBRUARY 22, 2016 SHEET 1 OF 1 PLAN # 1548

GRAPHIC SCALE
1" = 100'

DATE: 02/22/2016
BY: [Signature]
CHECKED: [Signature]

THIS SURVEY WAS PREPARED BY GEOMETRES BLUE HILLS, LLC, A PROFESSIONAL SURVEYING AND MAPPING FIRM, IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW HAMPSHIRE SURVEYING AND MAPPING ACT.

THE SURVEY WAS PREPARED BY GEOMETRES BLUE HILLS, LLC, ON BEHALF OF AMBLESIDE PARK, INC., 100 BOX 277, FARMINGTON, NH 03835.

OWNER INFORMATION		SALES HISTORY		
Date	Book	Page	Type	Price Grantor
04/13/2018	4560	531	U V 33	3,400,000 AMBLESIDE PARK INC

LISTING HISTORY		NOTES
06/21/19	MCRR	OLD MAP/LOT 014-0001-000A 2004-ADJ LND VALU BASED ON SALE OF BARRINGTON OAKS 2006-ABATMT GRNTD, ADJ LND FRNTG ACR & ADD TO REAR (FKA LEE OAK RD) 2014-INFO FROM OWNER 2018-INVLSALSEEPSTIT
09/09/14	MWRR	
04/17/14	BHCL	
10/28/03	DWRM	

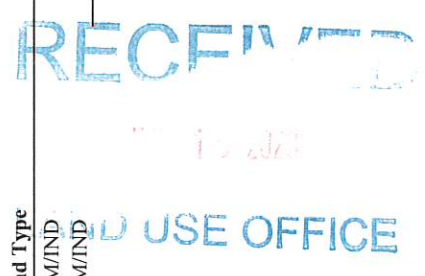
EXTRA FEATURES VALUATION						
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value Notes
20000 SITE	73		100	20,000.00	100	1,460,000
PAPER SITE	20		100	1,000.00	100	20,000
SHED WOOD	90	9 x 10	238	12.00	50	1,285
SHED WOOD	112	8 x 14	203	12.00	50	1,364
STORAGE TRAILER	1		100	500.00	100	500
						1,483,100

MUNICIPAL SOFTWARE BY AVITAR			
BARRINGTON ASSESSING OFFICE			
PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2021	\$ 0	\$ 1,483,100	\$ 898,400
			Parcel Total: \$ 2,381,500
2022	\$ 0	\$ 1,483,100	\$ 898,400
			Parcel Total: \$ 2,381,500
2023	\$ 0	\$ 1,483,100	\$ 898,400
			Parcel Total: \$ 2,381,500

LAND VALUATION						
Land Type	Units	Base Rate	NC	Adj	Site	Minimum Frontage: 200
COM/IND	2.000 ac	250,000	1	100	100	100
COM/IND	45.000 ac	x 10,000	X	81		
	47.000 ac					

Site	Ad Valorem	SPI	R	Tax Value	Notes
250	625,000	0	N	625,000	
75	273,400	0	N	273,400	
				898,400	

LAST REVALUATION: 2021	
Site	Driveway: PAVED Road: PAVED



ABUTTER LIST
 Town of Barrington, NH
 Please Print or Type

18

Applicant: Richard P. Nizio Phone 603-759-2526

Project Address: Lot 105 Ambleside Drive

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
263	10	RC	Lee Oak Cooperative Inc.	180 Roberts Road Barrington, NH 03825

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
17	01	Bhai Rana + Saita Thapa	16 Ambleside Drive
17	02	Diane Byron	7 Roberts Road
17	04	David MacVane	11 Roberts Road
		Plus see attached	

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: _____, This is page ____ of ____ pages.

Applicant or Agent: _____

Planning Staff Verification: Tammie Phin Date: 6/28/2023

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June 28, 2023

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Parcel Number: 017-0020
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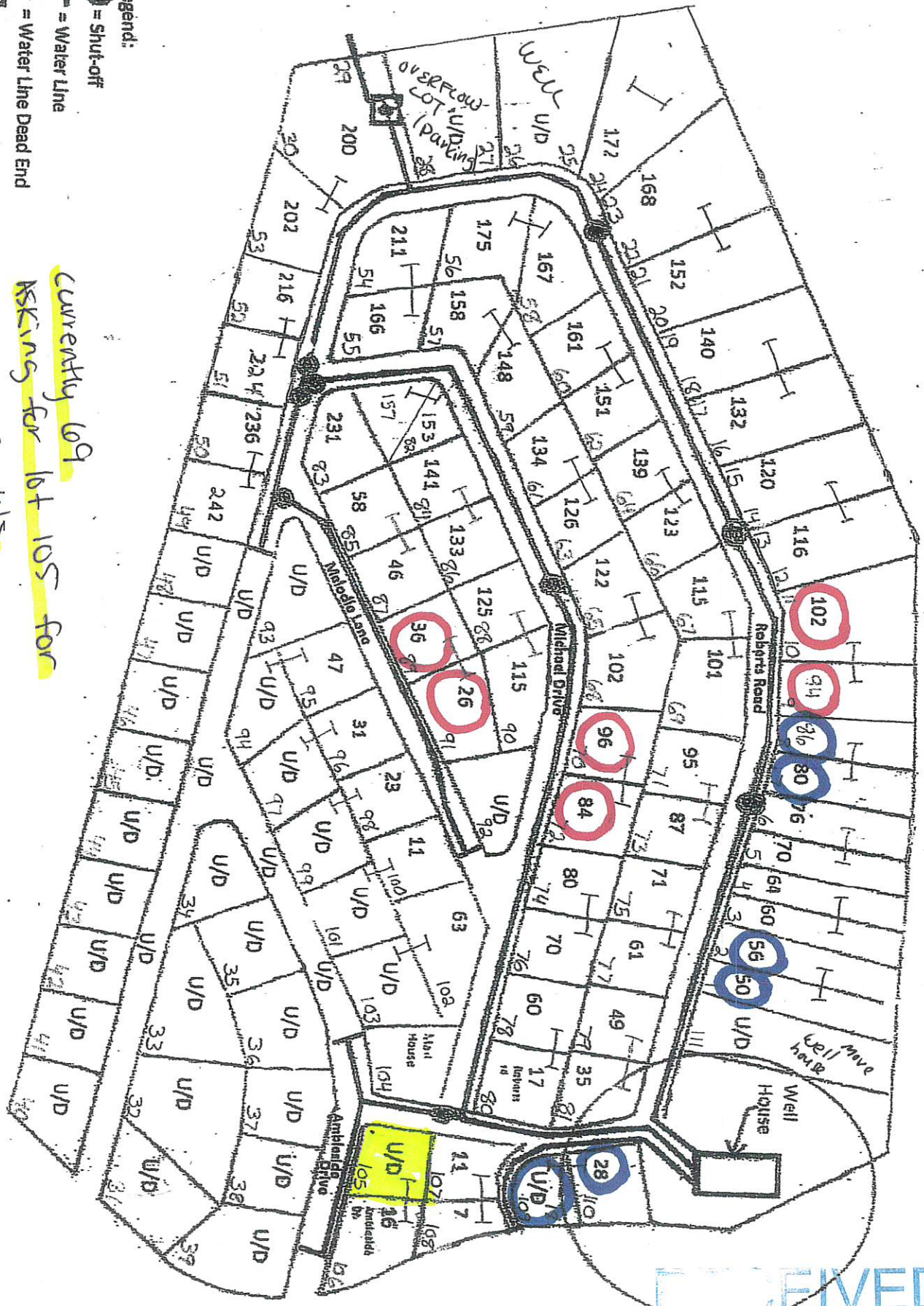
6/28/2023

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Page 1 of 2

JUN 19 2023

lots with shared
 Leach fields



- Legend:
- = Shut-off
 - = Water Line
 - ┆ = Water Line Dead End
 - = Purge / Blow Off Valve
 - U/D = Un-Developed

currently 109
 asking for lot 105 for
 total of 70 lots

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4.2.2(7)

Buffer for Existing Residential Uses

Any proposed non-residential development that abuts a parcel containing an existing residential structure(s) must have a buffer of at least fifty (50) feet between the existing residential structure(s) and the proposed non-residential structure(s). Said buffer shall contain sufficient vegetation or other barrier (e.g. fencing) that will provide visual screening between the adjoining land uses. Said buffer may include portions of the existing residential lot if adequate screening already exists there.

4.2.2(8)

Greenbelt Buffer Required

A greenbelt buffer of fifty (50) feet from the edge of the right-of-way shall be maintained along the frontage of parcels on Route 125 and Route 9, in which no development, storage, parking, or paving shall be permitted (except as necessary to provide access or signage). The greenbelt may be left in its natural state if sufficiently vegetated, or planted to provide a visually attractive vegetated area.

4.2.3.....Standards for the RC District

4.2.3(1)

Minimum Lot Size, Non-residential

The minimum lot size for nonresidential uses in the RC district is 40,000 sq. ft. which must include an area of contiguous upland soils of not less than 35,000 sq. ft. This minimum shall be increased if necessitated by the requirements of the NHDES for installation of on-site septic systems and/or water supply systems.

4.2.3(2)

Minimum Lot Size, Residential

– All new residential dwelling units constructed in the RC district shall comply with the minimum lot size standards contained in Subsection 4.2.1 of this Ordinance, which are the same density requirements for constructing a residential dwelling in the GR and NR districts, as well as all other applicable provisions.

4.2.3(3)

Residential Buffer Required

On any lot that abuts a residential district and that is developed for non-residential uses, a buffer of at least fifty (50) feet shall be maintained with sufficient vegetation to provide visual screening between uses in the adjoining residential district.

4.2.3(4)

Architectural Requirements

All non-residential structures must comply with the architectural guidelines prescribed in the Site Plan Review Regulations.

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4.2.2(7) Buffer for Existing Residential Uses

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4.2.3(2) Minimum Lot Size, Residential

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4.2.3(4) Architectural Requirements

All non-residential structures must comply with the architectural guidelines prescribed in the Site Plan Review Regulations.



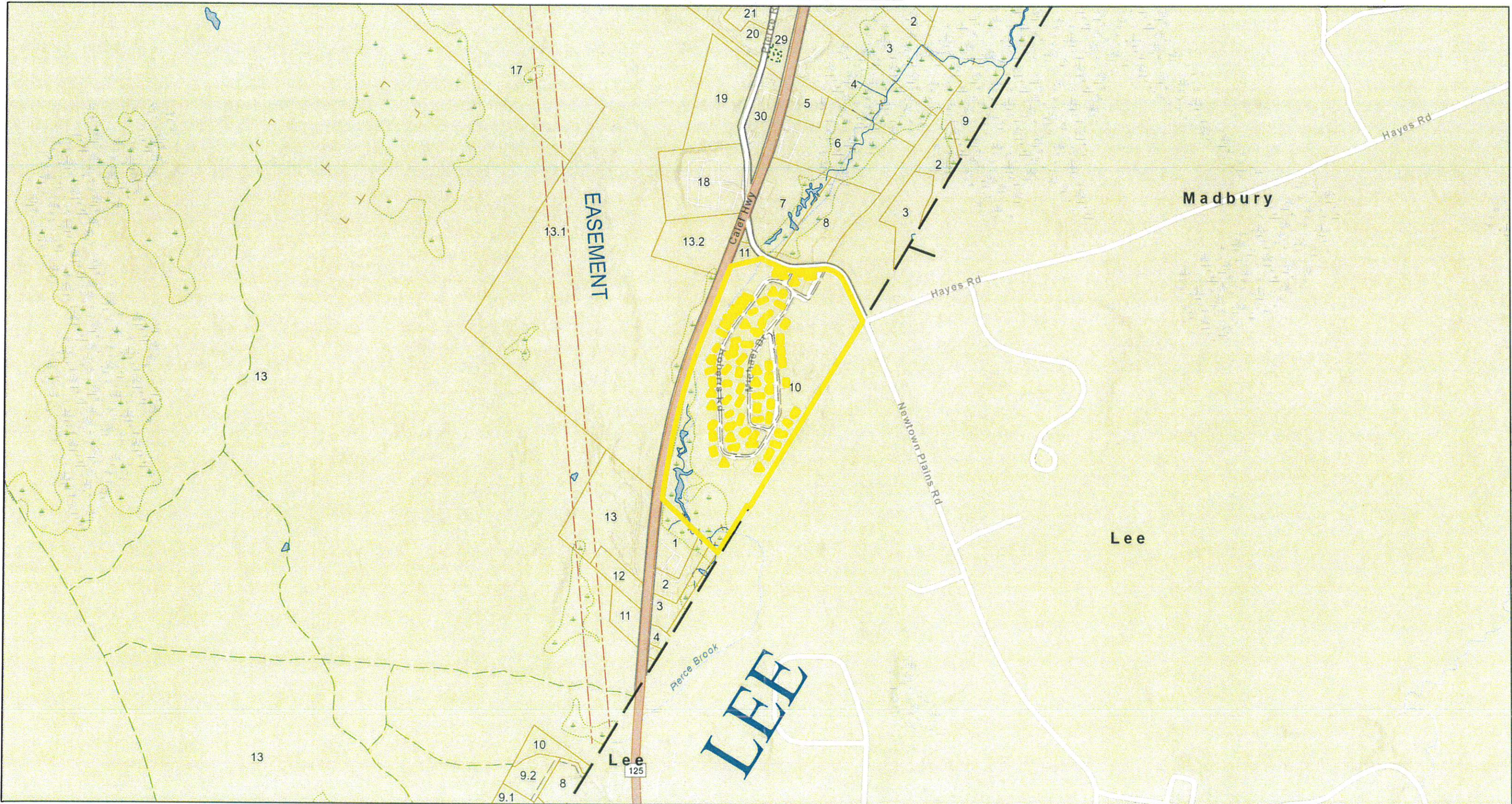
June 28, 2023

Town of Barrington, NH

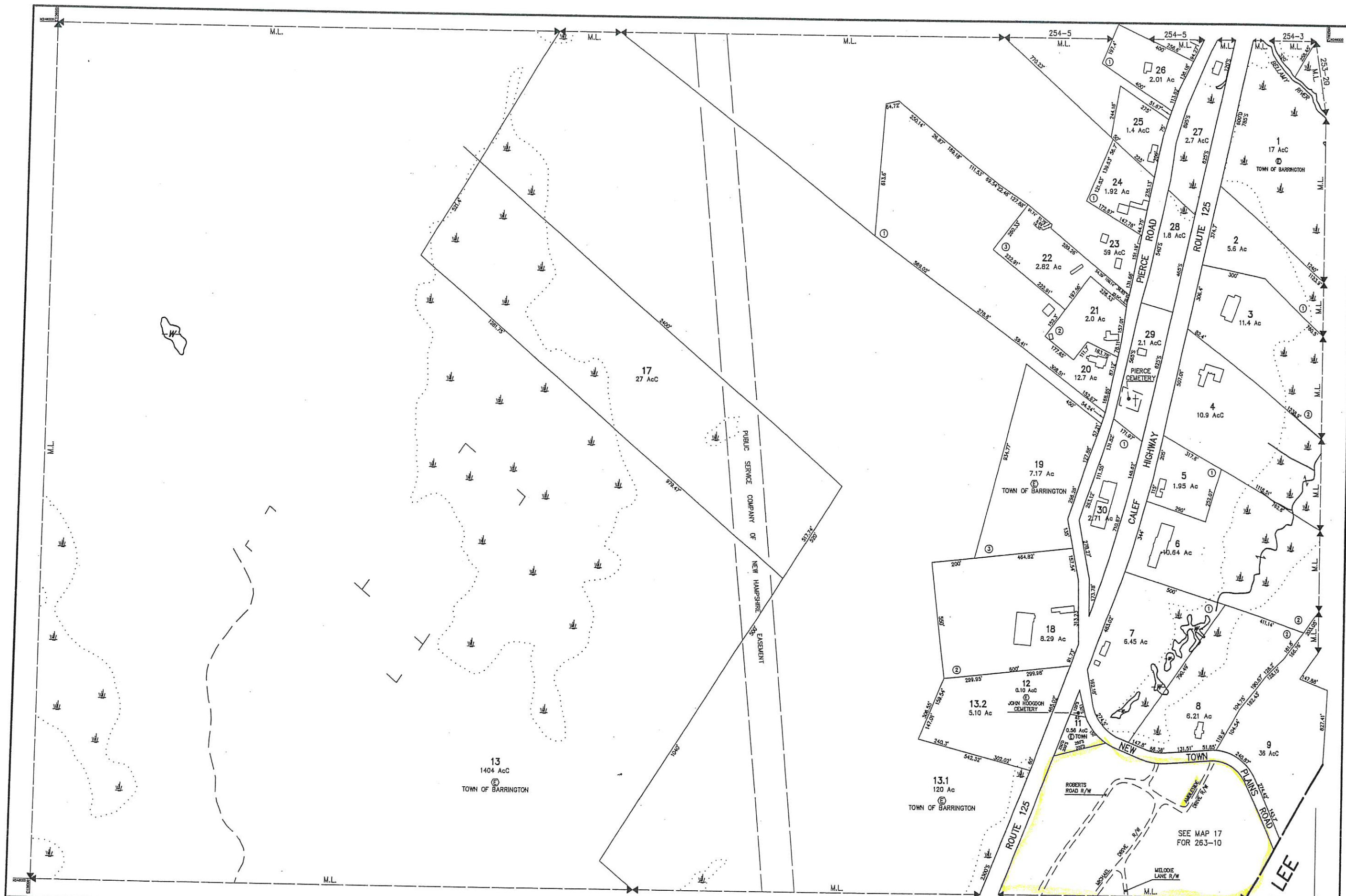
1 inch = 752 Feet



www.cai-tech.com



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THIS MAP IS FOR ASSESSMENT AND PLANNING PURPOSES ONLY. IT IS NOT TO BE USED FOR DESCRIPTION, CONVEYANCE, OR DETERMINATION OF LEGAL TITLE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: APRIL 25, 2003 COMPLETION DATE: NOVEMBER 2003

CAI Technologies
 Precision Mapping. Geospatial Solutions.

11 PLEASANT STREET, LITTLETON, NH 03261
 603.222.4540 - WWW.CAI-TECH.COM

AREA SURVEYED	Ac
AREA CALCULATED	AcC
RECORDED DIMENSION	100'
SCALED DIMENSION	100'S
WATER	← W →

LEGEND

EXEMPT PROPERTY	Ⓢ
SUBDIVISION LOT NO.	Ⓣ
BUILDING	▭
RIGHT OF WAY/ACCESS	— R/W —
COMMON OWNERSHIP	— C/O —
WETLANDS	~

SCALE 1" = 200'

FEET 0 100 200 400 800

METERS 0 50 100 150

REVISED TO: APRIL 1, 2018

PROPERTY MAPS

BARRINGTON

NEW HAMPSHIRE

INDEX DIAGRAM

121	254	253
262	264	
266	265	

MAP NO. **263**