

# Project Application

## Land Use Department

P.O. Box 660; 333 Calef Hwy, Barrington, NH 03825 ♦ Phone: 603-664-5798 ♦ Fax: 603-664-0188

243,244 & 230 - Multi Lots - 23 Design  
Case Number: \_\_\_\_\_ Project Name: Design for 174 +/- Dwellings Date 12/12/2023  
Coot Farm

Staff Signature required PRIOR to submittal

PRELIMINARY APPLICATION: Preliminary Conceptual Review \_\_\_ Design Review X Development of Regional Impact \_\_\_  
Preliminary Design Assessment

### FORMAL APPLICATION:

Subdivision Type: Major \_\_\_ Minor \_\_\_ Conventional \_\_\_ Conservation \_\_\_

Site Plan Review: Major \_\_\_ Minor \_\_\_

3.4 Conditional Use Permit \_\_\_ Boundary Line Adjustment \_\_\_ 9.6 Special Permit \_\_\_

Change of Use \_\_\_ Extension for Site Plan or Subdivision Completion \_\_\_

Amendment to Subdivision/Site Plan Approval \_\_\_ Other \_\_\_

Project Name: Coot Farm Area (Acres or S.F) 600 +/-

Project Address: 84 Canaan Back Road

Current Zoning District(s): General Residential Map(s) See below Lot(s) \_\_\_\_\_

Request: Preliminary design review for conservation subdivision with 174 +/- dwellings and 480 acres +/- of open space.  
243-14, 243-15, 243-16, 243-17, 243-18, 244-29, 230-4, 230-5, 230-6

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: Clear Summit Investments has the property under contract, but does not own the property as of this date

Company Carla Williams 84 Canaan Back Road. Barrington, NH 03825

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

Applicant (Contact): Mitchell Rasor

Company Rasor Landscape Architecture

Phone: 207 319 1649 Fax: \_\_\_\_\_ E-mail: hello@rasor.co

Address: 87 Main Street, Yarmouth, Maine 04096

Developer: Mitchell Rasor and Zander Kempf

Company Clear Summit Investments

Phone: 603 801 7356 Fax: \_\_\_\_\_ E-mail: info@clearsummitinvest.com

Address: 42 Main Street, Suite 100, Antrim, NH 03440

Architect: \_\_\_\_\_

Company \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

Engineer: \_\_\_\_\_

Company \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

Owner Signature  
Barbara Drumpf  
Staff Signature

Mitchell Rasor  
Applicant Signature  
12.12.23  
Date

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# TOWN OF BARRINGTON - LAND USE DEPARTMENT

## PROJECT NARRATIVE

PROJECT NAME Coot Farm Conservation Subdivision

CASE FILE NUMBER 243,244 + 230 - Multi-lots - 73 Design

PROJECT LOCATION 84 Canaan Back Road

DATE OF APPLICATION 12.12.23

### Property Details:

Single-Family Residential  Multi-Family Residential Commercial Industrial

Current Zoning: GR Lot Area Size 600 acres +/-

Setbacks: Front Side Rear

Parking Spaces Required: Parking Spaces Provided:

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

Preliminary design assessment review for a conservation subdivision with a proposed 174 dwellings +/- and 480 acres +/- of open space. We previously met with the Planning Board for Conceptual Review. We have also met with the Fire Chief, the Road Commissioner, Town Staff, and representatives from SELT. The goal of the project is to develop much needed housing while conserving lands and ecosystems for habitat and connectivity.

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87 Main Street  
Yarmouth | Maine | 04096  
T 207 319 1607

hello@rasor.co

**\_rasor**

**Date** 12 December 2023  
**To** Planning Board Members, Barrington, NH  
**From** Mitchell Rasor, Principal  
**Regarding** Coot Farm Conservation Subdivision / Preliminary Design Assessment Review

Dear Planning Board Members,

Zander Kempf and I are pleased to submit the enclosed materials for a Preliminary Design Assessment Review for the proposed Coot Farm Conservation Subdivision.

We last met with you on November 14, 2023 to discuss the project as part of Conceptual Review. We have refined the design and look forward to additional comment from you.

In addition to meeting with you, we have had preliminary meetings with the Fire Chief, the Road Commissioner, Town Staff, and SELT.

Coot Farm is a unique opportunity to develop much needed housing while strategically conserving land and ecosystems for habitat and connectivity.

As a New Hampshire licensed Landscape Architect, I have a particular interest in developing projects that address the important issues of our day such as housing, climate, and habitat conservation.

We look forward to meeting with you on January 9, 2024.

Happy Holidays

Mitchell Rasor

&

Zander Kempf

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Design Assessment

Section 3.3 of the Ordinance outlines a preliminary design assessment process to help guide site design and encourage a context sensitive approach.

The 600 +/- acres have been identified as important unfragmented habitat by the Town and State. There is the potential to conserve over 400 acres of the site, doubling the SELT lands to the north and creating vital connecting to nearby conservation lands.

As shown on the enclosed plan and narrative, the key features and character of the site have been inventoried. We will refine this assessment and inventory as we proceed with additional site delineations and mapping.

We are aware of the scenic character and designation of Canaan Back Road and have developed a concept master plan (enclosed) that maintains the traditional rural fields around the existing home and along the road. We have also met with the Road Commissioner at the site to talk about issues ranging from character to road function.

The enclosed map and narrative illustrate the key natural features and built aspects such as building, woods roads, and clearings for fields. Additional inventory includes wetlands and streams, habitat corridor, unfragmented habitat, ridges and high points, topography, existing wetland and stream crossings, and open and closed views within the site and along Canaan Back Road and other features.

In our preliminary meeting with staff from SELT, we were made aware of the desire to create a protected wildlife corridor running east to west across the middle of the site. This corridor is envisioned in the New Hampshire Connect the Coast Report. In response to this information, we removed housing lots from this area that were shown on the Concept Plan. The revised plan included with this application shows the lots removed from the desired regional wildlife corridor.

We are also aware that the site is ranked #1 by the Conservation Commission for conservation in perpetuity. The provisions for the conservation subdivisions allow for both the opportunity to develop much needed housing while conserving the large unfragmented portions of the property to remain unfragmented, potentially doubling the adjacent SELT holdings and helping to realize the Conservation Commission's goal for local land conservation.

We look forward to walking through this assessment on January 9<sup>th</sup>, discussing how the assessment influenced our preliminary design and approach, and gaining additional feedback on the design from the Board, Staff, and community. If we have additional gained insight on unique aspects of the property, we will share these with the Planning Board on the 9<sup>th</sup>.

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**ABUTTER LIST**  
 Town of Barrington, NH  
 Please Print or Type

**Applicant:** Clear Summit Investments **Phone** 603 801 7356

**Project Address:** 84 Canaan Back 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** 243-14, 243-15, 243-16, 243-17, 243-18, 244-29, 230-4, 230-5, 230-6

Map	Lot	Zone	Owner Name	Mailing Address
See above	GR		Carla Williams	84 Canaan Back Road. Barrington, NH 03825

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
		See Attached List of Abutters	

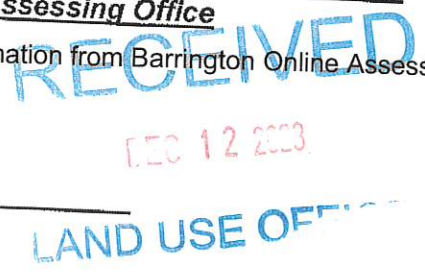
**PROFESSIONALS AND EASEMENT HOLDERS.** Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder	Mailing Address
Mitchell Rasor	87 Main Street Yarmouth, ME 04096

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: 12.12.23, This is page 1 of 2 pages. Information from Barrington Online Assessing Office

**Applicant or Agent:** Mitchell Rasor

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



12.12.23

**Coot Farm Conservation  
Subdivision  
Barrington, NH**

**List of Abutters**

Phillip & Karen Boodey  
243-13, 229-08, 229-08-01  
55 Old Settlers Road  
Barrington, NH 03825

Timothy & Simone Boodey  
229-08-02  
97 Old Settlers Road  
Barrington, NH 03825

Eileen Williams  
244-28  
PO Box 536  
Barrington, NH 03825

Sunny Acres Farm  
244-27, 229-18  
134 Old Settlers Road  
Barrington, NH 03825

Wendy Peters & Jonathan  
Fiore  
244-26  
36 Old Settlers Road  
Barrington, NH 03825

Town of Barrington  
244-26  
PO Box 660  
Barrington, NH 03825

Lindsey Archila & Denise  
Savoie  
243-36  
52 Old Settlers Road  
Barrington, NH 03825

Colin & Eve Williams  
229-19  
94 Old Settlers Road  
Barrington, NH 03825

SELT  
229-17, 228-14, 228-13,  
228-12, 230-01, 230-02  
247 North River Road  
Epping, NH 03042

Roger & Don Leighton  
230-03  
PO Box 75  
CTR Strafford, NH 03815

James Corcoran & Lynda  
Brushett  
112-13  
106 Harlan Drive  
Barrington, NH 03825

Harry & Jacqueline Kessler  
243-33  
35 Jacobs Way  
Barrington, NH 03825

Jeffery Hadden  
243-29-01  
26 Neal Lane  
Barrington, NH 03825

Phillip & Susan Keenan  
243-28  
31 Hillcrest Drive  
Dover, NH 03820

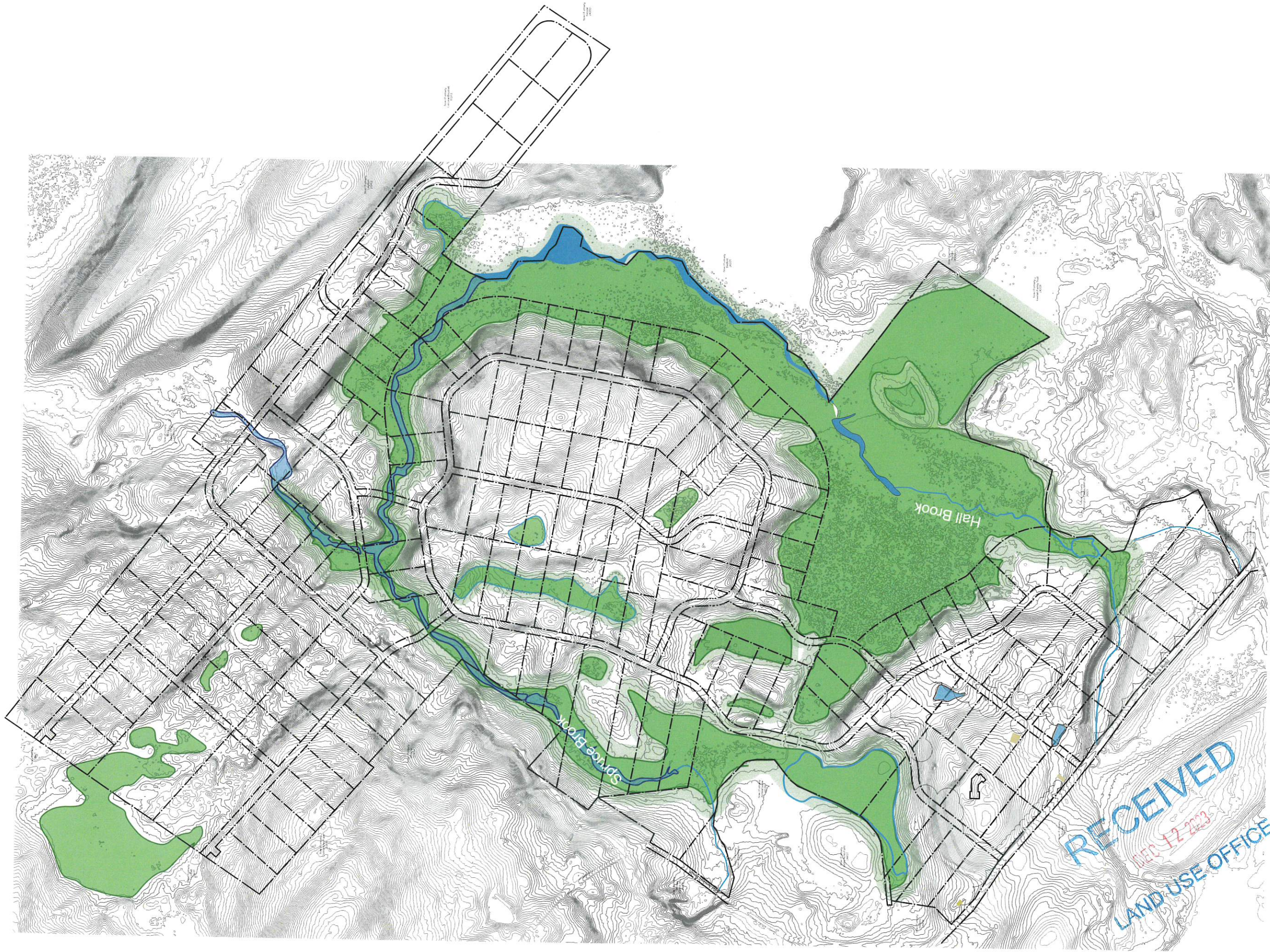
Barrington Estates MHP  
LLC  
c/o Patriot Holdings LLC  
243-21  
4007 Dean Martin Drive  
Las Vegas, NV 89103

Michelle & Scott Pastre  
243-20  
PO Box 883  
Sharon, CT 06069

Canaan Chapel Assoc  
243-19  
55 Old Settlers Road  
Barrington, NH 03825

Carolyn Bedford Trust  
c/o Hillary Parkhurst  
243-35  
4 Pilot Rock Lane  
Riverside, CT 06878

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**Coot Farm Conservation Subdivision**

**Preliminary Design Assessment  
Draft Yield Plan:**

185 80,000 SF Lots

84 Canaan Back Road  
Barrington, NH 03825

12 December 2023

**Developer**

Clear Summit Investments  
42 Main Street, Suite 100  
Antrim, NH 03440  
603-801-7356  
info@clearsummitinvest.com

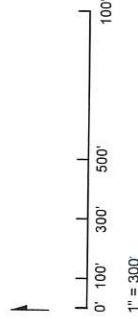
**Landscape Architect**

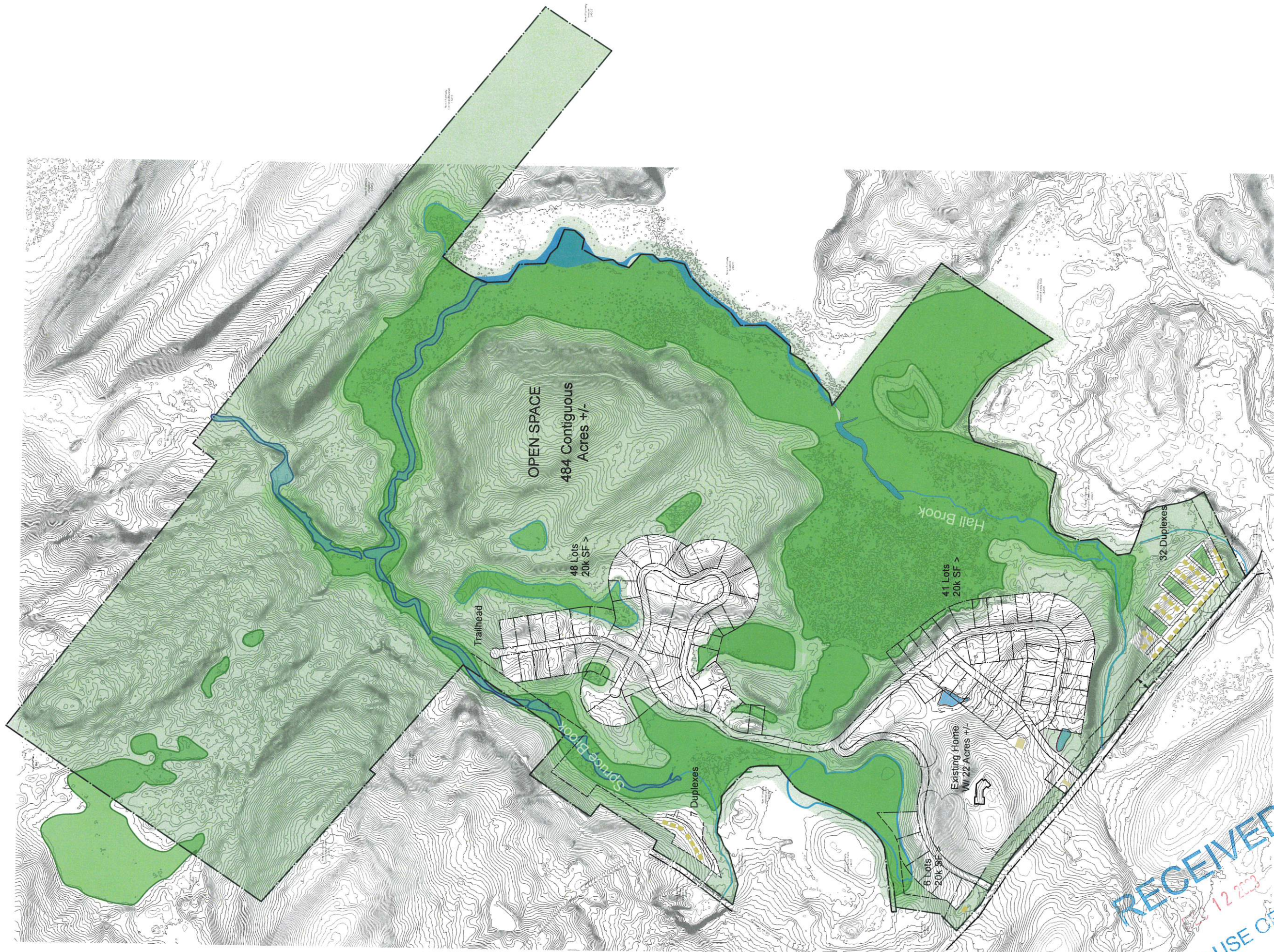
Rasor Landscape Architecture  
87 Main Street  
Yarmouth, ME 04096  
207 319 1607  
hello@rasor.co



**Site / Plan Notes**

1. General Residential Zone
2. Nine parcels totalling 600 acres +/-
3. LIDAR Topography from NOAA
4. Boundary from Town tax maps
5. Environmental information from Town GIS
6. Parcels: 243-14, 243-15, 243-16, 243-17, 243-18, 244-29, 230-4, 230-5, 230-6





**Coot Farm Conservation Subdivision**  
**Preliminary Design Assessment**  
**Plan**

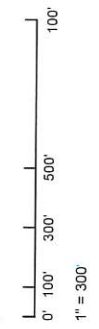
174 Lots / Units +/-  
 84 Canaan Back Road  
 Barrington, NH 03825  
 12 December 2023

**Developer**  
 Clear Summit Investments  
 42 Main Street, Suite 100  
 Antrim, NH 03440  
 603-801-7356  
 info@clearsummitinvest.com

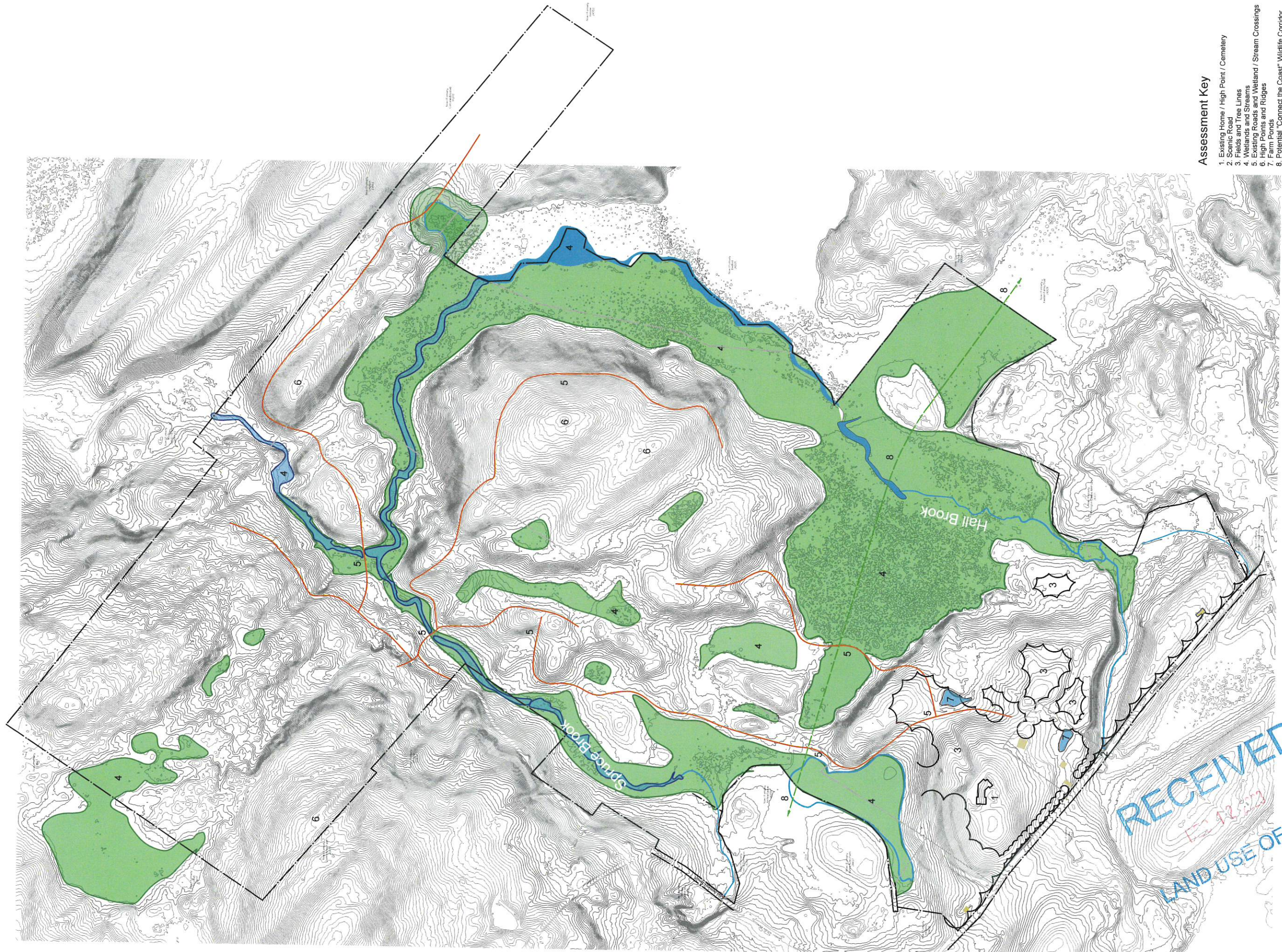
**Landscape Architect**  
 Rasor Landscape Architecture  
 87 Main Street  
 Yarmouth, ME 04096  
 207 319 1607  
 hello@rasor.co



- Site / Plan Notes**
1. General Residential Zone
  2. Nine parcels totalling 600 acres +/-
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**Coot Farm Conservation Subdivision  
Preliminary Design Assessment  
Inventory**

84 Canaan Back Road  
Barrington, NH 03825  
12 December 2023

Developer  
Clear Summit Investments  
42 Main Street, Suite 100  
Andover, NH 03440  
603.801.7356  
info@clearsummitinvest.com

Landscape Architect  
Razor Landscape Architecture  
87 Main Street  
Yarmouth, ME 04096  
207.319.1607  
hello@razor.co



- Assessment Key**
1. Existing Home / High Point / Cemetery
  2. Scenic Road
  3. Fields and Tree Lines
  4. Wetlands and Streams
  5. Existing Roads and Wetland / Stream Crossings
  6. High Points and Ridges
  7. Farm Ponds
  8. Potential "Connect the Coast" Wildlife Corridor
- Site / Plan Notes
1. General Residential Zone
  2. Nine parcels totalling 600 acres +/-
  3. LIDAR Topography from NOAA
  4. Boundary from Town tax maps
  5. Environmental information from Town GIS
  6. Parcels: 243-14, 243-15, 243-16, 243-17, 243-18, 244-29, 230-4, 230-5, 230-6
  7. The site has been identified as a candidate for ecological conservation by the Town and State in keeping with the intent of Conservation Subdivisions

