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April 29, 2024

NHBBC LLC  
607 Calef Highway ST 200  
Barrington, NH 03825

Christopher Berry  
Berry Surveying & Engineering  
335 Second Crown Point Road  
Barrington, NH 03825

## Notice of Decision

### Zoning Board of Adjustment Town of Barrington, New Hampshire

Case File Number: 238-44-1-V-24Var  
Location: Calef Highway (Map 238, Lot 44-1)

At a regular scheduled and duly noticed meeting of the Barrington Zoning Board of Adjustment, on April 17, 2024, you are hereby notified that the appeal of Case File Number: 238-44-1-V-24Var for a Variance from Article 4, Section 4.2.(8) Greenbelt Buffer Required in the Village District. The Board **GRANTED** a variance from Article 4, Section 4.2.(8) Greenbelt Buffer Required in the Village District to allow the development of the placement of a subsurface gravel wetland, detention pond, retaining wall, guard rail, and shoulder within the 50' Greenbelt Buffer. The location is 607 Calef Highway on 7.96 acres (Map 238, Lot 44-1) in the Village Zoning District. The board determined that all criteria were met by the affirmation vote of at least three members of the Zoning Board of Adjustment.

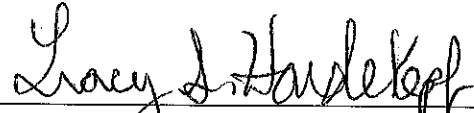
#### Findings of Fact:

*Special conditions exist that literal enforcement will result in an unnecessary hardship to the applicant as defined under the applicable law. The fact that the recognition of the 50 feet of Greenbelt and having it remain at the edge of the parcel, and recognizing that it's going to be disturbed, requires the granting of the variance because it's consistent with the ordinance and not contrary to public interest.*

*Granting the variance does not cause devaluation of the surrounding property values. In fact, it will present a beautiful facility along the 125 corridor with a façade is eye pleasing as opposed to many other things we could see in this area.*

*Granting the variance would do substantial justice, allowing the usage of the property to the best of the owners' capability.*

*Granting our variance also requires that the planning board weigh in and provide all of their approvals for this going forward as well.*

  
\_\_\_\_\_  
Chair, Zoning Board of Adjustment

4-29-2024

\_\_\_\_\_  
Date

A motion for rehearing may be made in the form of a letter to the Board. The motion must be made within 30 days; this 30-day time period shall be counted in calendar days beginning with the date following the date upon which the board voted to approve or disapprove the application in accordance with RSA 21:35. *Reference RSA 677:2*

This approval shall be valid if exercised within 2 years from the date of the final- approval and shall not expire within 6 months after the resolution of a planning application filed in reliance upon this decision, as per RSA 674:33, IV.

Note: The selectman, any party to the action, or any person directly affected has the right to appeal this decision. See New Hampshire Revised Statutes Annotated, Chapter 677. This notice has been placed on file and made available for public inspection in the records of the ZBA. Copies of this notice have been distributed to the applicant, ZBA, Board of Selectmen, Town Clerk, Property Tax Assessor and the Town of Barrington website.