



Planning & Land Use Department
Town of Barrington
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Barrington Zoning Board of Adjustment Notice of Decision

Case Number: 239-2 & 235-1-TC-15-ZBA

Location: 9 Christmas Lane and 625 Franklin Pierce Highway

Date: March 25, 2015

Re: 239-2 & 235-1-TC-15-ZBA (Owner: John & Linda Svenson & 1962 Real Estate, LLC) Request by applicant for a Special Exception from Article 4 Dimensional Requirements, 4.1.2 Lot Frontage to continue using the existing driveway/entrance for access instead of the 40' proposed lot frontages of the three proposed lots that will be proposed to the Planning Board for a lot line adjustment/subdivision located on 2.8 acre and 16 acre lots at 9 Christmas Lane and 625 Franklin Pierce highway (Maps/Lots 239-2 & 235-1) in the Town Center (TC) Zoning District. By Joel D. Runnals, NHLLS, Norway Plains Associates, LLC: PO Box 249; Rochester, NH 03866-3948

You are hereby notified that the request of Case# 239-2 & 235-1-TC-15-ZBA, for a Special Exception from the terms of Article 4.1.2 of the Barrington Zoning Ordinance has been GRANTED for the following reasons:

After a consideration of the petitioners application, and after consideration of all evidence presented to the Board at the public hearing, held on Wednesday, March 18, 2015, it is the decision of the Board that the unique facts in the specific case # 239-2 & 235-1-TC-15-ZBA authorize a Special Exception under the terms of the Ordinance. It is the decision of the Board that owing to the special conditions of the case, that under the Ordinance the Zoning Board of Adjustment grant a Special Exception, that a different side of the property be used for access because the proposal is consistent with protecting the safety, health, and welfare of the public.

The approval carries the following conditions:

The applicant must abandon the three current access points to New Hampshire Route 9 at the time the applicants or their successors obtain site plan approval for Tax Map 239 Lot 2 or Tax Map 235 Lot 1, also conditioned upon subdivision approval and site plan approval for the same Tax Map Lots within a five year time period, or the Special Exception terminates, also conditioned upon the applicants receiving approval substantially consistent with proposed private driveway configuration on plan C0000, dated February 2015 and received by the Land Use Office on February 25, 2015

The Special Exception was granted on the plan set dated February 2015, and stamped February 25, 2015. For additional information, please reference the Zoning Board of Adjustment **meeting minutes of March 18, 2015**.

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Chair – Zoning Board of Adjustment

Date: March 25, 2015
Map: 239 Lot 2
Map: 235 Lot 1

333 Calef Highway (Route 125)
Barrington, NH 03825

A motion for rehearing may be made in the form of a letter to the Board. The motion must be made within 30 days after the decision is filed and first becomes available for public inspection in the Board's office.

Special Exceptions shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustment for good cause, provided that no such Special Exception shall expire within 6 months after the resolution of a planning application filed in reliance upon the special exception. RSA 674:33 IV