



**NOTE: This application is not acceptable unless all statements following have been completed. Additional information may be supplied on a separate sheet if needed.**

### VARIANCE REQUEST

A variance is requested from Article   II   Section  C (2) (b)  of the zoning ordinance to permit:  
Resulting road frontage of 175 feet upon the Putnam lot as a result of a lot line adjustment necessary to resolve an  
encroachment problem which was unknown to the parties until a survey was done in 2020.

Previous Zoning Board action on this property:  None 

### SUPPORTING INFORMATION

1. The variance would not be contrary to the public interest because:
  - a. Structures would not be moved.
  - b. The proposed lot line adjustment produces no visual change in the appearance of the wooded area between the Bateman house at 12 Barrington Road and the Putnam house at 14A Barrington Road.
  - c. Several neighboring lots currently have road frontages below 200 feet.
  
2. The spirit of the ordinance is observed:
  - a. The proposed lot line adjustment produces no visual change in the appearance of the wooded area between the Bateman House at 12 Barrington Road and the Putnam house at 14A Barrington Road.
  - b. Currently, there is total frontage of 400 feet between Bateman lot (200) and Putnam lot (200), which would be re-allocated as follows: Bateman: 225; Putnam: 175, a change of only 25 feet.
  - c. The proposed lot line adjustment achieves a 20-foot sideline setback in compliance with the zoning ordinance, which compliance did not previously exist.
  
3. Substantial justice is done:
  - a. The proposed lot line adjustment is necessary to resolve the encroachment of Bateman's pre-existing house at 12 Barrington Road upon a minute portion of the Putnam lot at 14A Barrington, which encroachment was unknown to both parties until a 2020 survey revealed it.
  - b. The properties are not marketable while the encroachment exists, which prevents the Bateman Estate from selling its property to pay back taxes.
  - c. The proposed lot line adjustment achieves a 20-foot sideline setback in compliance with the zoning ordinance, which compliance did not previously exist.
4. The values of the surrounding properties are not diminished:

- a. The proposed lot line adjustment produces no visual change in the wooded area between the Bateman House at 12 Barrington Road and the Putnam house at 14A Barrington Road affected by lot line adjustment.
- b. Several neighboring lots currently have road frontages below 200 feet.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:  
 A. For purposes of this subparagraph, “unnecessary hardship” means that, owing to special conditions of the property that distinguish it from other properties in the area:

(i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and

- a. The proposed lot line adjustment produces no visual change in the appearance of the wooded area between the Bateman House at 12 Barrington Road and the Putnam house at 14A Barrington Road.
- b. Several neighboring lots currently have road frontages below 200 feet.

ii) The proposed use is a reasonable one.

- a. The proposed lot line adjustment produces no visual change in the appearance of the wooded area between the Bateman House at 12 Barrington Road and the Putnam house at 14A Barrington Road.
- b. The proposed lot line adjustment merely re-allocates the existing 400-foot combined road frontage of the adjoining Bateman and Putnam lots from 200-feet on each lot as follows: Bateman: 225 feet; Putnam: 175 feet.
- c. The resulting lot sizes remain the same.

- B. If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Hardship exists owing to the special circumstances of the abutting properties which distinguish these properties from other properties in the area, such that the properties cannot be used in strict compliance with the ordinance, and a variance is therefore necessary to enable the reasonable use of the properties:

— The road frontage variance and lot line adjustment are necessary to cure an encroachment problem which renders the two (2) properties unmarketable until the encroachment issue is resolved. A survey of the Bateman property in 2020 revealed that the Bateman house at 12 Barrington Road, a structure built in the 1940's, slightly encroaches upon the upon the adjoining lot of Alan and Marsha Putnam at 14A Barrington Road. Neither party nor their predecessors in title were aware of this encroachment as neither lot was ever surveyed.

— Size wise, both lots are pre-existing non-conforming lots. However, the proposed lot line adjustment will leave both adjoining lots with the same amount of square footage that they previously had and will establish the new boundary line 20 feet away from the pre-existing structure on the Bateman property to comply with the 20-foot sideline setback requirement.

The only variance required is a road frontage variance, whereby the Putman lot will reduce its road frontage by 25 feet from 200 feet to 175 feet, while the Bateman lot will increase its road frontage by 25 feet from 200 feet to 225 feet. The Bateman property is being sold to pay back taxes and the encroachment problem must be resolved by means of a lot line adjustment to convey marketable title.

I understand that I **MUST** appear in person at the public hearing

**OR**

If I cannot appear in person,

I will designate the representative or agent, in writing below, to act on my behalf:

**I hereby designate** TFMoran, Inc.  
170 Commerce Way, Suite 102  
Portsmouth, NH 03801

**to represent me as a representative/agent in the pursuance of this appeal.**

Property Owner(s) see attached letters of authorization \_\_\_\_\_  
Signature Date Signature Date

Property Owner(s) \_\_\_\_\_  
Signature Date Signature Date

Property Owner(s) \_\_\_\_\_  
Signature Date Signature Date

Property Owner(s) \_\_\_\_\_  
Signature Date Signature Date

## LIST OF ABUTTERS

The following is a list of all abutting property owners concerned in this appeal. An abutter is any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration. The Land Use Office can assist you in determining your abutters, but **YOU ARE RESPONSIBLE FOR OBTAINING THE CORRECT OWNER AND MAILING INFORMATION.** When verifying the correct owner and mailing information, you are required to use the assessing information. **You are ultimately responsible for your own list of abutters.** This information is necessary to properly notify all interested parties with certified notices. **FAILURE TO PROVIDE COMPLETE INFORMATION ON ABUTTERS WILL RESULT IN THE APPLICATION BEING RETURNED AND MAY DELAY THE SCHEDULING OF YOUR HEARING.**

**\*\*PRINT THREE ADDRESS LABELS PER ABUTTER  
INCLUDING THE APPLICANT, OWNER & PROFESSIONAL(S) \*\***

1. Applicant(s) Name see attached Abutters List	Address
2. Owner Name	Address
3. Professional(s) Name	Address

MAP/ LOT/ SUB-LOT	ABUTTER(S) NAME	MAILING ADDRESS
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		



TOWN OF NOTTINGHAM  
**ZONING BOARD OF ADJUSTMENT**

139 Stage Road, P.O. Box 114, Nottingham, NH 03290 - email: [plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov) Tel (603) 679-9597 Fax (603) 679-1013

## AUTHORIZATION TO ENTER UPON SUBJECT PROPERTY

The property owner(s), by the filing of this application, hereby give permission for the members of the Nottingham Planning Board and such agents or employees of the Town as the Nottingham Planning Board may authorize, to enter upon the property which is the subject of this application at any reasonable time for the purpose of such examinations, surveys, tests and/or inspections as may be appropriate to enable this application to be processed.

I/We hereby waive and release any claim or right I/we may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on my/our property in connection with this application. This authorization expires in one year from date of signature

\*See attached letters of authorization

Property Owner(s) \_\_\_\_\_ 2021-04-26 \_\_\_\_\_  
Signature Date Signature Date

Property Owner(s) \_\_\_\_\_ \_\_\_\_\_  
Signature Date Signature Date

Property Owner(s) \_\_\_\_\_ \_\_\_\_\_  
Signature Date Signature Date

Property Owner(s) \_\_\_\_\_ \_\_\_\_\_  
Signature Date Signature Date



TOWN OF NOTTINGHAM

**ZONING BOARD OF ADJUSTMENT**139 Stage Road, P.O. Box 114, Nottingham, NH 03290 - email: [plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov) Tel (603) 679-9597 Fax (603) 679-1013

## ZONING BOARD OF ADJUSTMENTS FEE SCHEDULE

**Fee's collected at time of application:**

	TOTAL CHARGE	DATE PAID
APPLICATION FEE \$100.00	\$100.00 _____	_____
ABUTTER NOTIFICATION __15__ X \$10.00/PER ABUTTER	\$150.00 _____	_____
PUBLIC NOTICE FEE \$75.00	\$75.00 _____	_____
TOTAL	\$325.00 _____	_____



Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists



## Letter of Authorization

I, Gail Bateman, Administrator of the Estate of John F. Bateman, Jr., 12 Barrington Road, Nottingham, NH, hereby authorize TF Moran, 170 Commerce Way, Portsmouth, NH 03801; Simmons & Ortlieb, PLLC, 886 Lafayette Road, Hampton, NH 03842; and/or Pudloski Law Office, PLLC, 750 State Street, Unit 105, San Diego, CA 92101 to act on my behalf concerning property owned by the Estate of John F. Bateman, Jr. at 10-12 Barrington Road, Nottingham, NH, known as Tax Map 1, Lots 2 & 3.

I hereby appoint TF Moran, Inc., and/or Simmons & Ortlieb, PLLC or Pudloski Law Office, PLLC as my agent(s) to act on my behalf in the review process, to include any required signatures.

Estate of John F. Bateman, Jr.

BY: Gail Bateman Administrator of the estate of John F. Bateman Jr. April 23<sup>rd</sup> 2021 Date








Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists




## Letter of Authorization

We, Allan Putnam and Marsha Putnam, husband and wife, both of 14A Barrington Road, Nottingham, NH, hereby authorize TF Moran, 170 Commerce Way, Portsmouth, NH 03801; Simmons & Ortlieb, PLLC, 886 Lafayette Road, Hampton, NH 03842; and/or Pudloski Law Office, PLLC, 750 State Street, Unit 105, San Diego, CA 92101 to act on our behalf concerning property owned by us at 14 Barrington Road, Nottingham, NH known as Tax Map 1, Lot 4.

We hereby appoint TF Moran, Inc., Simmons & Ortlieb, PLLC and/or Pudloski Law Office, PLLC as my agent(s) to act on our behalf in the review process, to include any required signatures.

  
 Alan Putnam  
 April 23, 2021

  
 Marsha Putnam  
 April 23, 2021





Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists

# Abutters List

**Gail Batemen ZBA**  
**10, 12 & 14A Barrington Road, Nottingham, NH 03290**

April 26, 2021  
 47402.00

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
LOCUS 1	2	JOHN F. BATEMAN, JR.	12 BARRINGTON ROAD BARRINGTON, NH 03825
LOCUS 1	3	JOHN F. BATEMAN, JR.	12 BARRINGTON ROAD BARRINGTON, NH 03825
LOCUS 1	4	ALLAN & MARSHA PUTNAM	14A BARRINGTON ROAD BARRINGTON, NH 03825
1	1	TOWN OF NOTTINGHAM	PO BOX 114, 139 STAGE ROAD NOTTINGHAM, NH 03290-0114
1	4A	MECHELLE E. LAPIERRE & JOHN E. LENANE	14R BARRINGTON ROAD BARRINGTON, NH 03825
1	5	PETER J. MORGAN	14 BRAMBER II ROCHESTER, NH 03867
1	9	STOCK REVOCABLE TRUST	9392 MUSKRAT DRIVE WEEKI WACHEE, FL 34613
1	10	LEA BUTTRICK	13 BARRINGTON ROAD BARRINGTON, NH 03825
1	11	GEORGE D. LEMAY, JR.	11 BARRINGTON ROAD BARRINGTON, NH 03825
1	12	JOHN F. BATEMAN, JR.	12 BARRINGTON ROAD BARRINGTON, NH 03825
1	13	HELEN BOYLE & MARYELLEN SILVERIO	7 BARRINGTON ROAD BARRINGTON, NH 03825
1	14	CHERYL A. PAUL & PAUL A. CUNNIFF, JR.	93 WALTHAM STREET WOBURN, MA 01801
Northwood			
232	19	SHERYL L. & BRUCE E. HODGDEN	PO BOX 323 NORTHWOOD, NH 03261
Barrington			
126	46	JOSEPH CANINO	3 DONOVAN'S LANE YORK, ME 03909
Surveyor		TFMoran, Inc.	170 Commerce Way - Suite 102 Portsmouth, NH 03801

DEPARTMENT OF REVENUE ADMINISTRATION REAL ESTATE TRANSFER TAX

XX THOUSAND XX HUNDRED AND 40 DOLLARS

030107 513218 \$ 40.00

VOID IF ALTERED

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that John F. Bateman, single, of 10 Barrington Road, Barrington, New Hampshire, for consideration paid, grants to John F. Bateman and John F. Bateman Jr. of 10 Barrington Road in Barrington, New Hampshire, as joint tenants with rights of survivorship and with **WARRANTY COVENANTS**, all of his right, title and interest in and to the following:

Five certain tracts of land , with the improvements thereon, if any, bounded and described as follows:

A certain tract of land situate in the Town of Nottingham, County of Rockingham, State of New Hampshire, and on the Northerly side of the highway, leading from Dover to Northwood, being State Highway No. 9. Beginning at the southwesterly corner of land of said Hilda Davis and said highway, thence running westerly by said highway, one hundred fifty feet (150'), more or less, to the town line between Northwood and Nottingham, thence northerly by said Town line seventy five feet (75') to an iron hub; thence easterly one hundred fifty feet(150') more or less to the Northwesterly corner of said Hilda Davis land; thence southerly by said Davis land to the point of beginning.

A certain tract of land situate in the Town of Nottingham, County of Rockingham, State of New Hampshire, bounded and described as follows: Beginning at the southeasterly corner of said lot by land of Hilda Davis; thence running westerly by said Davis Land, three hundred feet (300') to the westerly corner of said Davis land; thence northerly by said land of Ralph S. and Lois A. Colcord seventy-five feet (75'); thence easterly three hundred feet (300') and southerly seventy-five feet (75'), by land of said land of Ralph S. and Lois A. Colcord to the point of beginning.

A certain tract of land situate in the Town of Nottingham, County of Rockingham, State of New Hampshire, bounded and described as follows: Beginning on the southeasterly corner of said lot by the Concord, Dover Highway and land of said Ralph S. and Lois A. Colcord; thence seventy-five feet (75') northerly to a hub in the ground; thence westerly by said Colcord land one hundred fifty (150') feet to a hub in the ground; thence southerly by said Colcord land seventy-five feet (75') to the above mentioned highway; thence easterly by said highway one hundred fifty feet (150') to the point of beginning

A certain tract of land, situate in the Town of Nottingham, County of Rockingham, State of New Hampshire on the Northerly side of North River Pond, so-called, further bounded and described as follows: Beginning at a hub driven in the ground at the northeasterly corner of the within described property; thence running southerly by the land of Clarence Lemay a distance of seventy-two (72') feet more or less to the shore of the pond at the hub; thence running by the shore of the pond westerly thirty (30') feet to the land of Jenness at a hub driven into the ground; thence running northerly by said Jenness land a distance of seventy-one and five tenths (71.5') feet to a hub near the highway leading from Dover to Concord; thence running easterly by said highway a distance of thirty feet (30') to the point of beginning.

A certain tract of land situated partly in Barrington, Strafford County and partly in Nottingham and Northwood, both in the County of Rockingham, State of New Hampshire and bounded and described as follows: Beginning on the Northerly side of the Dover and Rochester Road at the county line, thence running northerly by said county line to land now or formerly of George Brock; thence running westerly by said Brock land sixty-six (66) rods and eighteen (18) links to land of Arthur Neilson; thence running by said Neilson land southerly 25 degrees 45 minutes East, forty-two (42) rods and five (5) links; thence running Southerly 56 degrees 15 minutes West, twenty-seven (27) rods and eighteen (18) links; thence running South 35 degrees 15 minutes west, twenty-seven (27)

012692

2007 MAR - 1 PM 2:58

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

rods; thence running Westerly four (4) rods; thence running South 37 degrees 15 minutes East, thirty-two (32) rods and five (5) links; thence running South 42 degrees 45 minutes West, eight (8) rods and eleven (11) links to the Dover and Rochester Road; thence running by said Dover and Rochester Road in an easterly direction to the point of beginning. Excepting and reserving that parcel conveyed out by Ralph & Hilda Davis by Deed Recorded at Book 1080, Page 200 in the Rockingham County Registry of Deeds.

Meaning and intending to describe and convey the same premises conveyed to John F. Bateman and Fern M. Bateman by Warranty Deed of Helen E. Boyle and Richard K. Boyle, dated June 23, 1964 and recorded in the Rockingham County Registry of Deeds at Book 1722, Page 131.

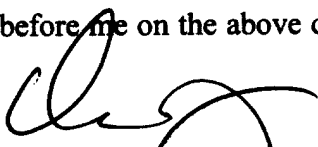
EXECUTED this 30 day of June, 2006.

  
\_\_\_\_\_  
John F. Bateman


STATE OF NEW HAMPSHIRE  
COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me on the above date by John F. Bateman for the purposes contained therein.

DAVID W. PELLENZ  
Notary Public, State of New Hampshire  
My Commission Expires Oct. 24, 2006

  
\_\_\_\_\_  
Notary Public/Justice of the Peace  
My commission expires:

OWNER INFORMATION			SALES HISTORY					PICTURE
<b>BATEMAN JR., JOHN F</b>  12 BARRINGTON ROAD  BARRINGTON, NH 03825			<b>Date</b>	<b>Book</b>	<b>Page</b>	<b>Type</b>	<b>Price</b>	<b>Grantor</b>
			03/01/2007	4771	2956	U I 38		BATEMAN, JOHN F.
LISTING HISTORY			NOTES					
01/01/21	INSP	MARKED FOR INSPECTION	BRN; SHARED WELL; BSMNT=PART DIRT; VRY LIMITED VU; '05-1 BDRM NO CLOSET; DNPU 4X6 SHED-NV, WELL COVER; 8/11-NOH, EXT IN AVG CONDITION; 7/25/2013 CORRECTED MAILING ADDRESS SS.7/16 INFO OUTSIDE; DNVI OWNER BUSY. BARN HAS HOLE IN ROOF=COND. DNPU COLLAPSED SHED ATT. TO BARN. FIX HSE MEAS. HOUSE= 24X24+21X12 NOT 21X 6. DNPU ENT=COND.					
12/16/20	INSP	MARKED FOR INSPECTION						
07/13/16	JBVM							
05/16/16	INSP	MARKED FOR INSPECTION						
08/18/11	DMVM							
07/06/11	INSP	MARKED FOR INSPECTION						
08/07/07	BHVM							
07/01/05	KMHC							

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
<b>Feature Type</b>	<b>Units</b>	<b>Lngth x Width</b>	<b>Size Adj</b>	<b>Rate</b>	<b>Cond</b>	<b>Market Value</b>	<b>Notes</b>				
GARAGE-2 STY	744	24 x 31	82	36.00	60	13,178	SET IN HILL				
BARN-1STRY	672	24 x 28	84	18.00	15	1,524	TOP OFF HILL				
						<b>14,700</b>					
PARCEL TOTAL TAXABLE VALUE								<b>Year</b>	<b>Building</b>	<b>Features</b>	<b>Land</b>
								2019	\$ 82,800	\$ 16,600	\$ 68,800
								Parcel Total: \$ 168,200			
								2020	\$ 93,200	\$ 14,700	\$ 113,100
								Parcel Total: \$ 221,000			
								<b>2021</b>	<b>\$ 93,200</b>	<b>\$ 14,700</b>	<b>\$ 113,100</b>
								<b>Parcel Total: \$ 221,000</b>			

LAND VALUATION												LAST REVALUATION: 2020		
<b>Zone:</b> R-AG RES/AGR DIST <b>Minimum Acreage:</b> 2.00 <b>Minimum Frontage:</b> 200												<b>Site:</b> AVERAGE <b>Driveway:</b> PAVED <b>Road:</b> PAVED		
<b>Land Type</b>	<b>Units</b>	<b>Base Rate</b>	<b>NC</b>	<b>Adj</b>	<b>Site</b>	<b>Road</b>	<b>DWay</b>	<b>Topography</b>	<b>Cond</b>	<b>Ad Valorem</b>	<b>SPI</b>	<b>R</b>	<b>Tax Value</b>	<b>Notes</b>
2F RES	0.560 ac	125,960	E	100	100	100	100	85 -- MODERATE	100	107,100	0	N	107,100	
VIEW		LAKES/PONDS, TUNNEL, FULL 100%, CLOSE/NEAR							100	6,000			6,000	
										<b>0.560 ac</b>			<b>113,100</b>	



OWNER INFORMATION		
BATEMAN JR., JOHN F		
12 BARRINGTON ROAD		
BARRINGTON, NH 03825		

SALES HISTORY					
Date	Book	Page	Type	Price	Grantor
03/10/2007	4771	2956	U I 38		BATEMAN, JOHN F.



LISTING HISTORY		
01/01/21	INSP	MARKED FOR INSPECTION
12/16/20	INSP	MARKED FOR INSPECTION
07/13/16	JBVM	
05/16/16	INSP	MARKED FOR INSPECTION
08/18/11	DMVM	
07/06/11	INSP	MARKED FOR INSPECTION
08/07/07	BHVM	
07/01/05	KMHN	

NOTES
TAN; RENOVATED IN '92; 8/11-NOH, ADJ SHED CONDITION, ADJ SKETCH; TREES OBST VU OF WTR; 7/16 INFO OUTSIDE, DNVI HO BUSY. FURNACE NEEDS REPLACEMENT.

**EXTRA FEATURES VALUATION**

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	96	8 x 12	227	10.00	40	872	
						<b>900</b>	

**MUNICIPAL SOFTWARE BY AVITAR**



**PARCEL TOTAL TAXABLE VALUE**

Year	Building	Features	Land
2019	\$ 75,800	\$ 600	\$ 58,400
			Parcel Total: \$ 134,800
2020	\$ 91,600	\$ 900	\$ 94,000
			Parcel Total: \$ 186,500
<b>2021</b>	<b>\$ 91,600</b>	<b>\$ 900</b>	<b>\$ 94,000</b>
			<b>Parcel Total: \$ 186,500</b>

**LAND VALUATION**

**LAST REVALUATION: 2020**

Zone: R-AG RES/AGR DIST 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
IF RES	0.340 ac	109,000	E	100	100	100	95	85 -- MODERATE	100	88,000	0	N	88,000	
VIEW								LAKES/PONDS, TUNNEL, FULL 100%, CLOSE/NEAR	100	6,000			6,000	
	<b>0.340 ac</b>									<b>94,000</b>			<b>94,000</b>	

Site: AVERAGE Driveway: DIRT/GRAVEL Road: PAVED



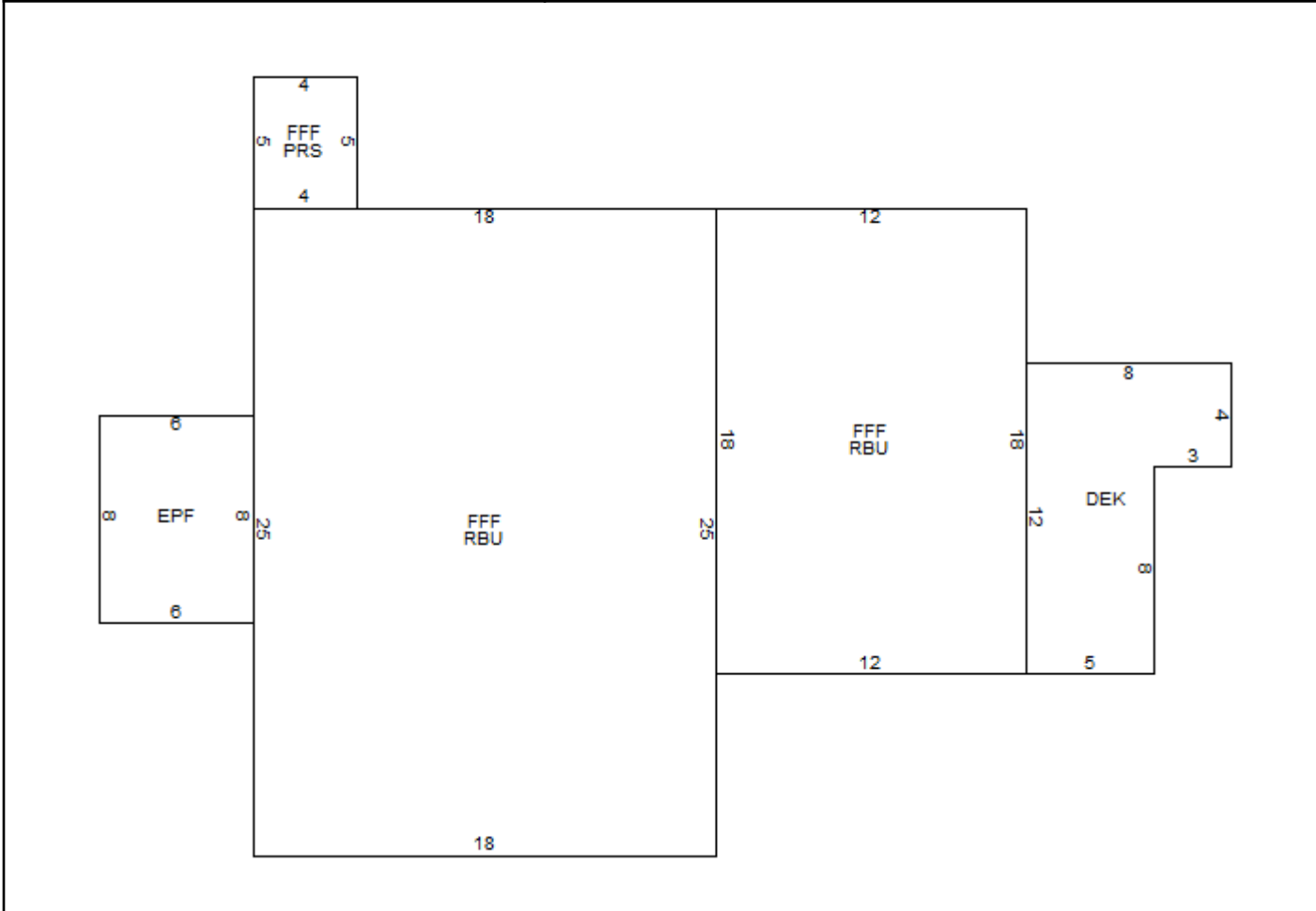
**OWNER**  
**BATEMAN JR., JOHN F**  
 12 BARRINGTON ROAD  
 BARRINGTON, NH 03825

TAXABLE DISTRICTS	
District	Percentage

**BUILDING DETAILS**  
 Model: **1.00 STORY CONVENTNL**  
 Roof: **GABLE OR HIP/ASPHALT**  
 Ext: **VINYL SIDING**  
 Int: **DRYWALL/PLYWOOD PANEL**  
 Floor: **PINE/SOFT WD/LINOLEUM OR SIM**  
 Heat: **OIL/FA DUCTED**  
 Bedrooms: **2**      Baths: **1.0**      Fixtures: **3**  
 Extra Kitchens:      Fireplaces:  
 A/C: **No**      Generators:  
 Quality: **A0 AVG**  
 Com. Wall:  
 Size Adj: **1.5406**      Base Rate: **RSA 93.00**  
    Bldg. Rate: **1.4328**  
    Sq. Foot Cost: **\$ 133.25**

**PERMITS**

Date	Project Type	Notes



**BUILDING SUB AREA DETAILS**

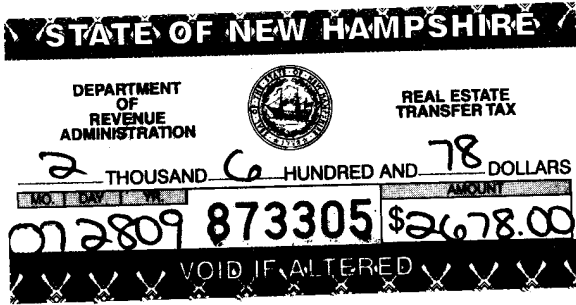
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	686	1.00	686
RBU	RAISED BSMNT	666	0.25	167
EPF	ENCLOSED	48	0.70	34
PRS	PIERS	20	-0.05	-1
DEK	DECK/ENTRANCE	72	0.10	7
<b>GLA:</b>	<b>686</b>	<b>1,492</b>		<b>893</b>

**2020 BASE YEAR BUILDING VALUATION**

Market Cost New: **\$ 118,992**  
 Year Built: **1940**  
 Condition For Age: **GOOD**      **23 %**  
 Physical:  
 Functional:  
 Economic:  
 Temporary:  
 Total Depreciation: **23 %**  
 Building Value: **\$ 91,600**



C/H  
L-CHIP  
ROA043055



037568

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, we, Shirley Cooper and Robert Caves, Jr., both single, with a mailing address of 14 Barrington Road, Nottingham, New Hampshire 03290, for consideration paid, grant to Marsha Putnam and Allan Putnam, husband and wife, with a mailing address of 14 Barrington Road, Nottingham, New Hampshire 03290, with WARRANTY COVENANTS, as joints tenants with rights of survivorship, the following described property:

A certain parcel of land located in the Town of Nottingham, County of Rockingham, State of New Hampshire, being more particularly described in Exhibit A attached hereto and made a part hereof.

Meaning and intending to describe and convey the same premises conveyed to the within grantors by Warranty Deed of Jeffrey S. Larrabee, dated September 29, 1994 and recorded in the Rockingham County Registry of Deeds in Book 3073, Page 269.

We, Shirley Cooper and Robert Caves, Jr., hereby release our rights of homestead and all other interests therein.

Executed this 16 day of July, 2009.

Shirley Cooper  
Shirley Cooper

Robert Caves, Jr.  
Robert Caves, Jr.

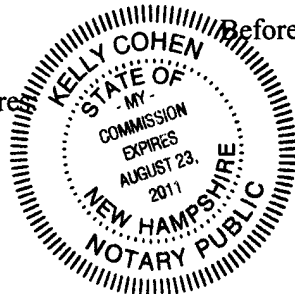
STATE OF NEW HAMPSHIRE  
COUNTY OF Rockingham

July 16, 2009

Personally appeared the above, Shirley Cooper and Robert Caves, Jr., known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

My Commission expires \_\_\_\_\_ Before Me,

KK Cohen  
Notary Public



2009 JUL 28 PM 2:54

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

EXHIBIT A


A certain tract or parcel of land with the buildings thereon situated in Nottingham, in the County of Rockingham and State of New Hampshire, further bounded and described as follows:

Beginning at the southwest corner of said lot, at land now or formerly of Hilda Davis, near the highway leading from Barrington to Northwood; thence running Northwesterly by land now or formerly of said Davis and land now or formerly of Ralph S. Colcord and Lois A. Colcord, 200 feet to an iron hub; thence Northeasterly by land now or formerly of said Colcord 200 feet to an iron hub; thence Southeasterly by land now or formerly of Colcord 200 feet to an iron hub near the above named highway; thence Southwesterly by said highway 200 feet to the first mentioned bound.


This conveyance is subject to and benefited by a certain right or privilege to use the public swimming pool.

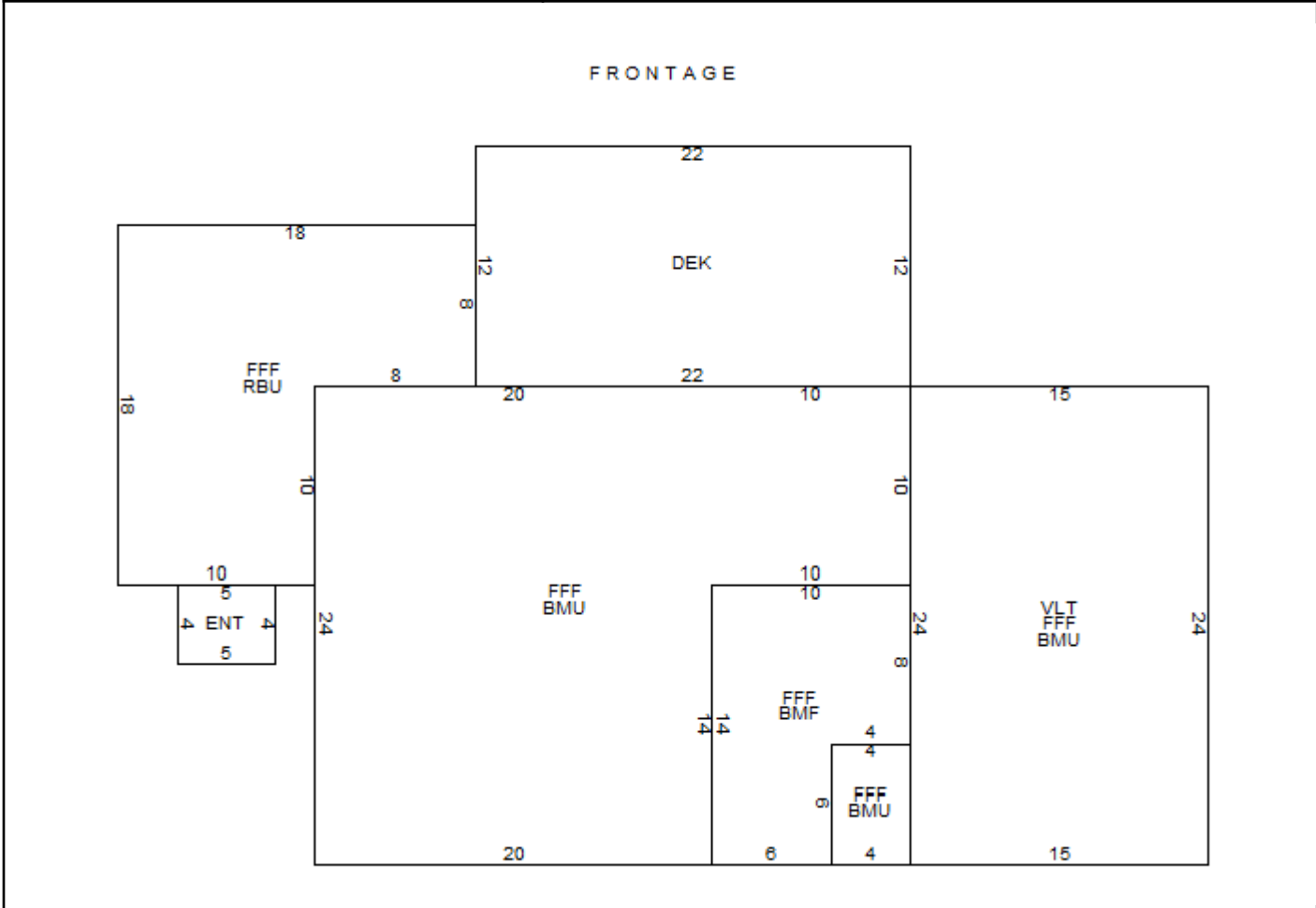
Subject to a retained right to use the common driveway as presently laid out with both parties sharing the costs or maintenance of same as recorded in the Rockingham County Registry of Deeds.

OWNER INFORMATION			SALES HISTORY					PICTURE
<b>PUTNAM, ALLAN</b> PUTNAM, MARSHA 14A BARRINGTON ROAD  BARRINGTON, NH 03825-4319			<b>Date</b>	<b>Book</b>	<b>Page</b>	<b>Type</b>	<b>Price</b>	<b>Grantor</b>
			07/28/2009	5037	0542	Q I	178,533	COOPER & CAVES
			09/29/1994	3073	0269	U I 99	54,900	HUD
			12/31/1990			Q I	80,000	UNKNOWN
LISTING HISTORY			NOTES					
01/01/21	INSP	MARKED FOR INSPECTION	BEIGE; SITS UP ON HILL; CONCRETE BLK FDNT; 1/16 PU NEW GAR 24X36; 7/16 KITCHEN UPDATED+NEW HW FLRS; PU ROOF. KIT=PAINTED HW/GRANITE, VINYL REPLACEMENT WINDOWS. STEEP STAIRS INTO RBU; 3 FIX BATH IN BMF; HSE WELL MAINT. 15X24BMU=EXT ACC ONLY. 4/18 LP TANK ADDED FOR STOVE, NVC.					
12/16/20	INSP	MARKED FOR INSPECTION						
04/06/18	JBPR							
07/13/16	JBVL							
05/16/16	INSP	MARKED FOR INSPECTION						
01/20/16	DMPM							
11/17/11	DMCL							
08/18/11	DMVM							

EXTRA FEATURES VALUATION										MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	 <b>PARCEL TOTAL TAXABLE VALUE</b>					
DECK	144	12 x 12	171	7.00	60	1,034	ATT TO POOL/SHAPE						
POOL-ABOVE GROUND	336	14 x 24	108	6.00	50	1,089	OVAL						
FIREPLACE 1-STAND	1		100	3,000.00	100	3,000							
GARAGE-1 STY	864	24 x 36	79	30.00	100	20,477							
						<b>25,600</b>							
Year	Building	Features	Land										
2019	\$ 115,700	\$ 20,100	\$ 65,700	Parcel Total: \$ 201,500									
2020	\$ 134,100	\$ 25,600	\$ 106,400	Parcel Total: \$ 266,100									
<b>2021</b>	<b>\$ 134,100</b>	<b>\$ 25,600</b>	<b>\$ 106,400</b>	<b>Parcel Total: \$ 266,100</b>									

LAND VALUATION													LAST REVALUATION: 2020		
<b>Zone:</b> R-AG RES/AGR DIST <b>Minimum Acreage:</b> 2.00 <b>Minimum Frontage:</b> 200													<b>Site:</b> AVERAGE <b>Driveway:</b> PAVED <b>Road:</b> PAVED		
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
IF RES	0.920 ac	131,720	E	100	100	100	100	85 -- MODERATE	95	106,400	0	N	106,400	ROW	
										<b>106,400</b>			<b>106,400</b>		

PICTURE	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS												
	<p><b>PUTNAM, ALLAN</b>                  PUTNAM, MARSHA                  14A BARRINGTON ROAD                    BARRINGTON, NH 03825-4319</p>	<table border="1"> <thead> <tr> <th>District</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	District	Percentage			<p>Model: <b>1.00 STORY RANCH</b>                  Roof: <b>GABLE OR HIP/PREFAB METALS</b>                  Ext: <b>VINYL SIDING</b>                  Int: <b>DRYWALL</b>                  Floor: <b>HARDWOOD</b>                  Heat: <b>OIL/HOT WATER</b></p> <p>Bedrooms: <b>2</b>      Baths: <b>2.0</b>      Fixtures: <b>6</b>                  Extra Kitchens:      Fireplaces:                  A/C: <b>No</b>      Generators:</p> <p>Quality: <b>A0 AVG</b></p> <p>Com. Wall:                  Size Adj: <b>1.1214</b>      Base Rate: <b>RSA 93.00</b>                  Bldg. Rate: <b>1.1326</b>                  Sq. Foot Cost: <b>\$ 105.33</b></p>								
District	Percentage														
<b>PERMITS</b>															
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BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	1324	1.00	1324
RBU	RAISED BSMNT	244	0.25	61
DEK	DECK/ENTRANCE	264	0.10	26
ENT	ENTRY WAY	20	0.10	2
BMU	BSMNT	964	0.15	145
BMF	BSMNT FINISHED	116	0.30	35
VLT	VAULTED	360	0.05	18
<b>GLA:</b>	<b>1,324</b>	<b>3,292</b>		<b>1,611</b>

2020 BASE YEAR BUILDING VALUATION	
Market Cost New:	<b>\$ 169,687</b>
Year Built:	<b>1945</b>
Condition For Age:	<b>GOOD 21 %</b>
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	<b>21 %</b>
Building Value:	<b>\$ 134,100</b>

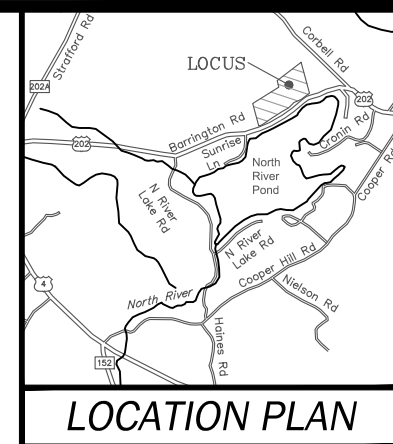
- LEGEND:**
- MAP 137 LOT 11 ASSESSORS MAP AND LOT NUMBER
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  - B.G. BELOW GRADE
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  - S.F. SQUARE FEET
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  - ⊕. DECIDUOUS TREE
  - ⊕. WELL
  - . BOUNDARY LINE
  - - - - - BOUNDARY LINE TO BE RELOCATED
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  - - - - - WIRE FENCE
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**VARIANCE REQUESTED:**

A VARIANCE IS REQUESTED FROM THE FOLLOWING SECTION OF THE TOWN OF NOTTINGHAM ZONING ORDINANCE:

ARTICLE II SEC. C.2.b. - TO ALLOW MAP 1 LOT 4 TO HAVE 175±' OF FRONTAGE WHERE 200' IS REQUIRED.



**NOTES:**

- THE PARCELS ARE LOCATED IN THE RESIDENTIAL-AGRICULTURAL DISTRICT (R-AG) AND LARGELY LOCATED WITHIN THE 250' SHORELAND PROTECTION ZONE.
- THE PARCELS ARE SHOWN ON THE TOWN OF NOTTINGHAM ASSESSOR'S MAP 1 AS LOTS 2 & 3 AND LOT 4.
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- DIMENSIONAL REQUIREMENTS:**  

MINIMUM LOT SIZE:	2 ACRES
MINIMUM YARD DIMENSIONS:	200'
FRONT (DWELLING):	20'±
FRONT (ACCESSORY BUILDING):	20'±
SIDE (DWELLING):	20'±
SIDE (ACCESSORY BUILDING):	20'±
REAR (DWELLING):	20'±
REAR (ACCESSORY BUILDING):	20'±
BUILDING HEIGHT:	34'

\* PER ARTICLE II SEC. C.3.a OF THE TOWN OF NOTTINGHAM ZONING ORDINANCE REGULATIONS  
 \* APPLICABLE ONLY TO PRE-EXISTING NON-CONFORMING LOTS OF LESS THAN TWO (2) ACRES, AS OF THE DATE OF PASSAGE (03/08/94).
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 MAP 1 LOTS 2 & 3: ESTATE OF JOHN F. BATEMAN, JR. GAIL BATEMAN, ADMINISTRATOR 12 BARRINGTON ROAD, NOTTINGHAM, NH 03290 RCRD BK.#5037 PG.#542  
 MAP 1 LOT 4: ALLAN & MARSHA PUTNAM 14A BARRINGTON ROAD, NOTTINGHAM, NH 03290 RCRD BK.#5037 PG.#542
- PARCEL AREA / FRONTAGE:**  

MAP 1 LOTS 2 & 3:	EXISTING: 29,869 S.F. (0.6857 ACRES) FRONTAGE = 200'
PROPOSED:	29,869 S.F. (0.6857 ACRES) FRONTAGE = 250'
MAP 1 LOT 4:	EXISTING: 37,848± S.F. (0.8689± ACRES) FRONTAGE = 200'±
PROPOSED:	37,848± S.F. (0.8689± ACRES) FRONTAGE = 175'±
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- FIELD SURVEY COMPLETED BY MVP, EJS, PJT & TCE IN AUGUST 2020 USING A TOPCON DS103, TOPCON FC-5000 DATA COLLECTOR AND A TOPCON HIPER-SR.
- HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS.
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- PORTIONS OF THE HOUSE #12, DECK, SHED, SEPTIC SYSTEM AND OCCUPATION EVIDENCE ON MAP 1 LOTS 2 & 3 CROSS THE EXISTING BOUNDARY LINE ONTO MAP 1 LOT 4.
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TAX MAP 1 LOTS 2, 3 & 4

**ZONING RELIEF PLAN**

**LOT LINE RELOCATION**

**10, 12 & 14A BARRINGTON ROAD**

**NOTTINGHAM, NEW HAMPSHIRE**

**COUNTY OF ROCKINGHAM**

OWNED BY

**ESTATE OF JOHN F. BATEMAN, JR. - GAIL BATEMAN, ADMINISTRATOR & ALLAN & MARSHA PUTNAM**

SCALE: 1" = 20' (22x34)  
 1" = 40' (11x17)

APRIL 26, 2021

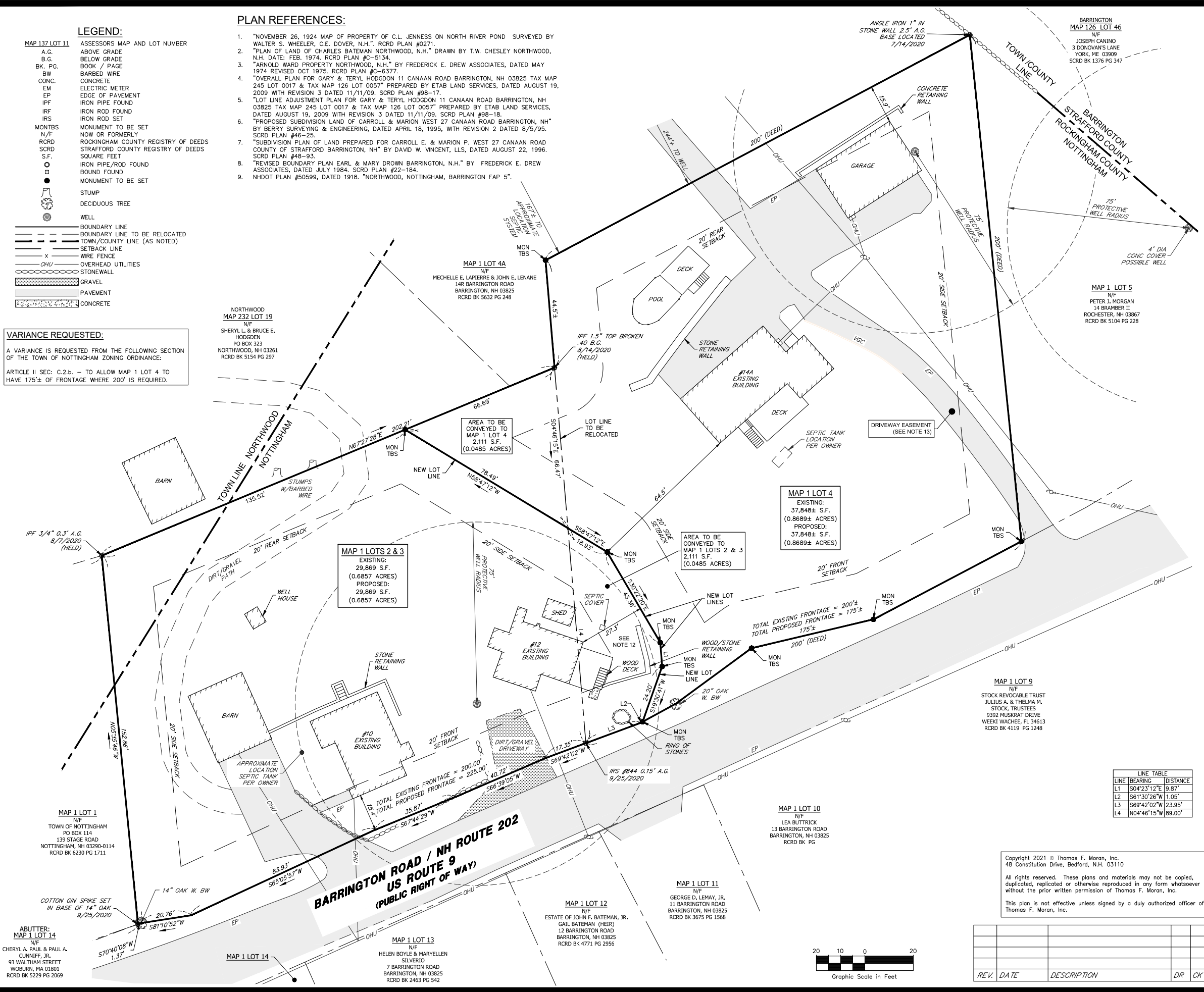
Seacoast Division

**TFM**

Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists

170 Commerce Way, Suite 102  
 Portsmouth, NH 03801  
 Phone (603) 431-2222  
 Fax (603) 431-0910  
 www.tfmoran.com

REV.	DATE	DESCRIPTION	DR	CK
47402-00				



Apr 26, 2021 - 12:39pm  
 F:\MSC Projects\17402 - Barrington Rd - Nottingham\17402-00 - Barrington - Barrington Ref\Carlson\_Survey\Drawings\17402-00\_Survey.dwg

ZONING BOARD OF ADJUSTMENT  
POST OFFICE BOX 114  
NOTTINGHAM, N.H. 03290


June 6, 1991

Mr. Donald Cook  
North River Lake  
Barrington, N.H. 03825

Dear Mr. Cook:

Your request for a Special Exception concerning Article VI, Section A-2 of the Zoning Ordinance to erect an addition 14' x 25' to a house located on Tax Map 1, Lot 4, N.H. Route 202, North River Lake, with setback of no less than 32 (thirty two feet) from the westerly side line with Lot #3 has been approved by the Zoning Board of Adjustment on June 6, 1991.

Sincerely,

  
Earle B. Rourke  
Chairman

EBR/rb

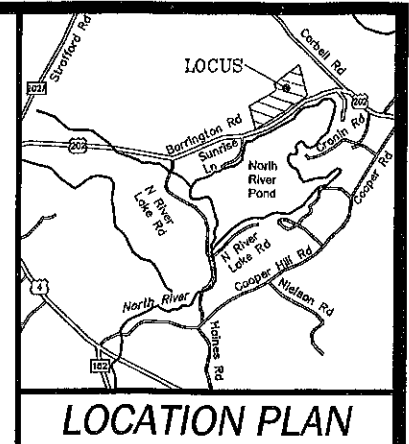
**LEGEND:**

- MAP 137 LOT 11**  
 ASSESSORS MAP AND LOT NUMBER  
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 B.G. BELOW GRADE  
 BK. PG. BOOK / PAGE  
 BW BARBED WIRE  
 CONC. CONCRETE  
 EM ELECTRIC METER  
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 IRS IRON ROD SET  
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 MAP 1 LOT 4: ALLAN & MARSHA PUTNAM, 14A BARRINGTON ROAD, NOTTINGHAM, NH 03290, RCRD BK #5037 PG #42
- PARCEL AREA / FRONTAGE:**  
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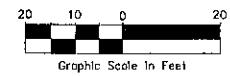
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**10, 12 & 14A BARRINGTON ROAD**  
**NOTTINGHAM, NEW HAMPSHIRE**  
**COUNTY OF ROCKINGHAM**  
 OWNED BY  
**ESTATE OF JOHN F. BATEMAN, JR. - GAIL BATEMAN, ADMINISTRATOR & ALLAN & MARSHA PUTNAM**  
 SCALE: 1" = 20' (22x34)  
 1" = 40' (11x17)  
 APRIL 26, 2021

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S04°23'12"E	9.87'
L2	S81°30'26"W	1.05'
L3	S89°42'02"W	23.95'
L4	N04°48'15"W	89.00'

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 48 Constitution Drive, Bedford, N.H. 03110  
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REV.	DATE	DESCRIPTION	DR	CK
1	4/26/2021	UPDATED NOTE 5	MVP	BMK



APR 26, 2021 - 2:22pm  
 TFWASC Projects\47402-00 - Barrington Rd - Nottingham Relief Plan - Barrington ReliCauson Survey\Output\47402-00\_Survey.dwg

**ADULTER:**  
 MAP 1 LOT 14  
 N/F  
 CHERYL A. PAUL & PAUL A. CUNIFF, JR.  
 93 WALTHAM STREET  
 WOBURN, MA 01801  
 RCRD BK 5229 PG 2069

**MAP 1 LOT 13**  
 N/F  
 HELEN BOYLE & MARYELLEN SILVERIO  
 7 BARRINGTON ROAD  
 BARRINGTON, NH 03825  
 RCRD BK 2463 PG 542

**MAP 1 LOT 12**  
 N/F  
 ESTATE OF JOHN F. BATEMAN, JR.  
 GAIL BATEMAN (DEIR)  
 12 BARRINGTON ROAD  
 BARRINGTON, NH 03825  
 RCRD BK 4771 PG 2956

**MAP 1 LOT 11**  
 N/F  
 GEORGE D. LEMAY, JR.  
 31 BARRINGTON ROAD  
 BARRINGTON, NH 03825  
 RCRD BK 3675 PG 1580

**MAP 1 LOT 10**  
 N/F  
 LEA BUTTRICK  
 13 BARRINGTON ROAD  
 BARRINGTON, NH 03825  
 RCRD BK PG

**MAP 1 LOT 9**  
 N/F  
 STOCK REVOCABLE TRUST  
 JULIUS A. & THELMA M.  
 STOCK, TRUSTEES  
 992 MUSKRAT DRIVE  
 WESKE WACHSE, FL 34613  
 RCRD BK 4139 PG 1248

**MAP 1 LOT 4**  
 EXISTING:  
 37,848± S.F.  
 (0.8689± ACRES)  
 PROPOSED:  
 37,848± S.F.  
 (0.8689± ACRES)

**MAP 1 LOTS 2 & 3**  
 EXISTING:  
 29,869 S.F.  
 (0.6857 ACRES)  
 PROPOSED:  
 29,869 S.F.  
 (0.6857 ACRES)

**NORTHWOOD**  
 MAP 232 LOT 19  
 N/F  
 SHERYL L. & BRUCE E. HODGSON  
 PO BOX 323  
 NORTHWOOD, NH 03261  
 RCRD BK 5154 PG 297

**MAP 1 LOT 4A**  
 N/F  
 MICHÈLE E. LAPIERRE & JOHN E. LENANE  
 14R BARRINGTON ROAD  
 BARRINGTON, NH 03825  
 RCRD BK 5632 PG 248

**BARRINGTON**  
 MAP 126 LOT 46  
 N/F  
 JOSEPH CANINO  
 1 DOWNSVILLE LANE  
 YORK, ME 03909  
 SCRD BK 1376 PG 347

**MAP 1 LOT 1**  
 N/F  
 TOWN OF NOTTINGHAM  
 PO BOX 114  
 139 STAGE ROAD  
 NOTTINGHAM, NH 03290-0114  
 RCRD BK 6230 PG 1711