



TOWN OF BARRINGTON

NEW HAMPSHIRE

Office of the Select Board

Request for Proposals

Development of 'The Homestead'

Tax-Deeded Parcels near Gerrior Drive in South-West Barrington

Proposals due: December 20, 2021 no later than 12:00 p.m.

Due by mail to: Town of Barrington
"The Homestead Development Proposal"
PO Box 660
Barrington, NH 03825

Due in person to: Barrington Select Board Office
"The Homestead Development Proposal"
333 Calef Highway
Barrington, NH 03825

Questions: Conner MacIver, Town Administrator 664-7395 or cmaciver@barrington.nh.gov

The Town of Barrington (the Town) is soliciting proposals for the development of certain tax-deeded properties known as 'The Homestead' near Gerrior Drive in Barrington. These lots represent a portion of a larger residential subdivision which was not completed.

Introduction

The Town of Barrington owns 50+/- acres of property (23 parcels) which abuts a completed well-built subdivision in Nottingham, NH. Appendix A contains a full listing of each parcel. The tax-deeded properties were to be the second phase of the two-town project, but for a variety of reasons the second phase in Barrington was not fully developed. Ultimately, the Town executed a Tax Collector's deed on the 23 parcels due to non-payment of taxes. There are three lots which were designated as conservation open space at the time of subdivision which remain privately owned since they carry no property tax burden. There are also ten privately owned lots within the 90+/- acres. See Appendix B and C to see a map of Town owned and privately owned parcels. This Request for Proposals (RFP) is seeking a developer to purchase the Town owned property and work with the Town to develop a portion consistent with certain goals and objectives.

All interested firms are invited to a non-mandatory meeting on Saturday, December 11, 2021 which will be followed by a site visit. At this meeting, the Town Lands Committee and Town Administrator will be available to answer questions and provide additional information. An official amendment to this request for proposals will be issued after the meeting providing all questions, answers, and additional information discussed at the meeting. This meeting will be held at 10:00am at the Barrington Fire Station (774 Franklin Pierce Highway), firms are encouraged to RSVP to Conner MacIver (cmaciver@barrington.nh.gov) by December 6, 2021.

All proposals must be received by, 12:00 PM, prevailing time, on December 20, 2021. Interested parties must submit one printed copy of their proposal (plus an electronic version) in a sealed envelope marked with the company name, address, and "The Homestead Development Proposal".



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Statements should be addressed to the Town of Barrington, "The Homestead Development Proposal", 333 Calef Highway, PO Box 660, Barrington, NH 03825. The Town of Barrington reserves the right to reject any and all statements.

Copies of the request for proposals may be obtained, without charge, from the Barrington Town Offices at 333 Calef Highway, Barrington, NH 03825, telephone number (603)-664-9007, or on the Town's website using the following link: <https://www.barrington.nh.gov/home/bids/thehomesteaddevelopment>. If you wish to receive automatic notification regarding additional information or amendments to this RFP, please submit your contact information at that web address.

Background

The Barrington Planning Board approved the "second phase" of the two-town subdivision project in September of 2005 (Subdivision of Land "The Homestead"). See The Homestead Plans 2005 at: <https://www.barrington.nh.gov/office-select-board-select-board/town-lands-committee/files/homestead-plans-2005>. Although this remains the most recent subdivision and represents current lot lines, more than twenty lots remain undeveloped. Between 2014 and 2016 a revised subdivision plan ("The Homestead Subdivision – Phase II for Gerrior Land Trust") was conditionally approved, but never received full approval. That more recent plan reduced the number of residential lots down to 10, which also reduced the road infrastructure, and increased the size and location of conservation areas. All documents connected to that application (including conditionally approved plans) can be found on the Town's website at: <https://www.barrington.nh.gov/maps/pages/map-268-0>.

The Town is seeking proposals from qualified firms with a demonstrated knowledge and experience with professional land subdivision and development. The Town desires a subdivision/development which will complement the existing well-appointed neighborhoods in this part of Town. Additional goals and objectives are detailed below.

Constraints, Goals, and Objectives

The Town of Barrington does not generally desire to be involved in land development activities. The Town-owned lots referenced in this RFP have certain constraints which should be remedied. The Town believes it is in the best interest of its residents to be involved with the development of these lots enough to ensure certain goals and objectives are met. We believe this can involve little to no Town involvement when partnering with the correct firm. Please review and become familiar with the following constraints, goals, and objectives:

1. Constraint: Privately owned conservation open space.
 - a. The 2005 subdivision open space remains in private ownership. The Town has had preliminary conversations with the NH Charitable Trust Division, and they are willing to consider relocating the open space, but that would be dependent on the selected firm acquiring deeds to the open space. If that is not possible, the open space lots must be designed around.
2. Objective: Maintaining or increasing the conservation acreage.
 - a. The Town wants to maintain or increase the amount of conservation space. It is unlikely that decreasing the conservation open space would be allowable by the NH



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Charitable Trust Division. Due to environmental constraints which may have changed since 2005, it is likely that previously buildable areas are unbuildable due to wetlands.

3. Goal: Limit new road infrastructure to 1,000 feet.
 - a. The road infrastructure built as part of this development shall meet the Town's subdivision road standards. It would be anticipated that the Select Board would consider accepting the road at some point in the future. As a result, the Town wants to limit the amount of new road infrastructure.
4. Goal: Limit developable lots to ten.
 - a. The 2014-2016 plan (which never achieved full approval) identified ten building lots. The Town would favor a development which creates no more than ten lots.
5. Goal/Constraint: Consider options for 55+ housing.
 - a. The Town has heard from residents that there are few options for retirement community housing in Barrington. The Town values the consideration for this option as it would add housing without adding a burden on the school-aged population. This area is zoned general residential and non-traditional housing solutions would likely require a variance.
6. Objective/Constraint: There exists two abandoned structures, a boat, and trash which shall all be removed.
 - a. The lots owned by the Town include two existing structures which shall be removed by the selected firm at its sole cost in support of new development. Additionally, there is a boat and various trash in the area of the existing structures which shall also be removed by the selected firm at its sole cost.
7. Objective/Constraint: Use or remove boulder pile.
 - a. There is a large boulder pile which was a result of the prior phases of development. This pile shall be used or removed by the selected firm at its sole cost.
8. Objective: Remedy potential lot-line issues with currently developed lots.
 - a. There appear to be certain lot-line issues as a result of the road locations. The selected firm shall take the necessary steps to remedy lot line issues.
9. Goal: Submit development application meeting Town requirements within two years of purchase agreement.
10. Constraint: Selection must be ratified by Town Meeting in March of 2022.
 - a. Although the Select Board has authority to dispose of tax-deeded property 'as justice may require', we believe the most appropriate statutory process would involve Town Meeting. The selected firm will be presented as a warrant article to Town Meeting for ratification in March of 2022.



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Submission Requirements

1. Firm Information and Background
2. Firm Experience with Similar Projects
 - a. Please provide a listing of comparable development projects completed within the past five years.
3. Partners and Subconsultants
 - a. Please identify which aspects of the development project would be accomplished in-house and identify which additional firms would be partners and/or subconsultants.
4. Development Proposal Narrative
 - a. Please describe the type of project which your firm envisions for this site. Please address the aforementioned constraints, goals, and objectives.
5. Development Proposal Renderings/Visualizations
 - a. Please provide any renderings or visualizations which would aid the selection committee in understanding your vision for the property.
6. Availability to Undertake the Project
 - a. Provide a statement on the availability and commitment of the respondent, its principal(s) and assigned professionals to undertake the project.
 - b. Provide a proposed schedule. The final schedule and deadlines will be negotiated with the selected firm.
7. Purchase Price
 - a. Please indicate the proposed purchase price for all Town-owned lots (sold together) which the firm is ready and willing to pay.

Resources

- Appendix A: List of Town-owned lots including AKA map and lot and acreage.
- Appendix B: Map of Town-owned lots.
- Appendix C: Map of privately-owned lots.
- Approved Plan (dated June 15, 2004, revised through August 23, 2005): Plan 81-80 through Plan 80-84: <https://www.barrington.nh.gov/office-select-board-select-board/town-lands-committee/files/homestead-plans-2005>
- Property deed prior to tax-deed: Book 4456, Page 32 (February 14, 2017)
 - Prior deed: Book 3271, Page 587 (September 29, 2005)
- 2014-2016 Re-Subdivision Application and Plans: <https://www.barrington.nh.gov/maps/pages/map-268-0>.



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Additional Information and Requirements

This RFP does not commit the Town of Barrington to paying any costs incurred by firm in the submission or presentation of a proposal, or in making the necessary studies for the preparation thereof. Further:

- The Town reserves the right to accept or reject any or all proposals.
- The Town reserves the right to cancel the RFP, in part or in whole, if it is determined to be in the best interest of the Town to do so.
- The Town reserves the right to seek clarification on any point in any response at any phase of the selection process.
- Responses received after the response submission deadline will not be considered. Respondents are solely responsible for ensuring that their qualifications are delivered as required. Delays caused by any delivery service will not be grounds for an extension of the response submission deadline.
- After the submission deadline, all information, documentation, and other materials submitted in response to this solicitation are considered non-confidential and/or non-proprietary and are subject to public disclosure.
- All deliverable documents shall become the property of the Town of Barrington.
- Respondent acknowledges and accepts that any costs incurred from the respondent's participation in this process shall be at the sole risk and responsibility of the respondent. Respondents submit proposals at their own risk and expense.
- By submitting its qualifications in response to this RFP, respondent accepts the evaluation process and acknowledges and accepts that determination of the "most qualified" firm(s) will require subjective judgments by the Town of Barrington.
- The Town's judgment shall be final, and the right is reserved by the Town, through its Select Board, to reject any or all proposals as they may determine incomplete, and to waive defects in any form or minor irregularities where the best interest of the Town would be served.
- Any clarifications or interpretations of this RFP that affect or change its requirements will be distributed by the Town of Barrington to all respondents. All additional information will also be made available on the Town's website. Questions regarding this RFP can be made to Conner MacIver, Town Administrator at (603) 664-7395, cmaciver@barrington.nh.gov.



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Appendix A

Town of Barrington 'The Homestead' Tax-Deeded Property List

Official Map and Lot			AKA Map and Lot			Location	Acres
Map	Lot	Sub	Map	Lot	Sub		
260	44	0				25 SUSAN LN	0.310
268	1	9	260	81		HOMESTEAD LN	2.030
268	1	10	260	80		HOMESTEAD LN	2.390
268	1	11	260	65		HOMESTEAD LN	1.850
268	1	12	260	66		HOMESTEAD LN	1.900
268	1	13	260	67		HOMESTEAD LN	1.870
268	1	14	260	68		HOMESTEAD LN	2.140
268	1	15	260	70		HERITAGE LN	2.330
268	1	16	260	71		HERITAGE LN	1.970
268	1	17	260	72		HERITAGE LN	4.280
268	1	18	260	73		HERITAGE LN	3.060
268	1	19	260	74		HERITAGE LN	2.780
268	1	20	260	75		HERITAGE LN	2.040
268	1	21	260	76		HOMESTEAD LN	3.490
268	1	22	260	77		HOMESTEAD LN	1.950
268	1	23	268	1		GERRIOR DR	2.450
268	1	24	268	1	1	SUSAN LN	2.470
268	1	25	268	1	2	23 GERRIOR DR	2.150
268	1	26	260	78		HOMESTEAD LN	1.870
268	1	27	268	1	3	HOMESTEAD LN	2.190
268	1	28	268	1	4	HOMESTEAD LN	1.700
268	1	29	268	1	5	HOMESTEAD LN	2.700
268	1	30	268	1	6	GERRIOR DR	0.970

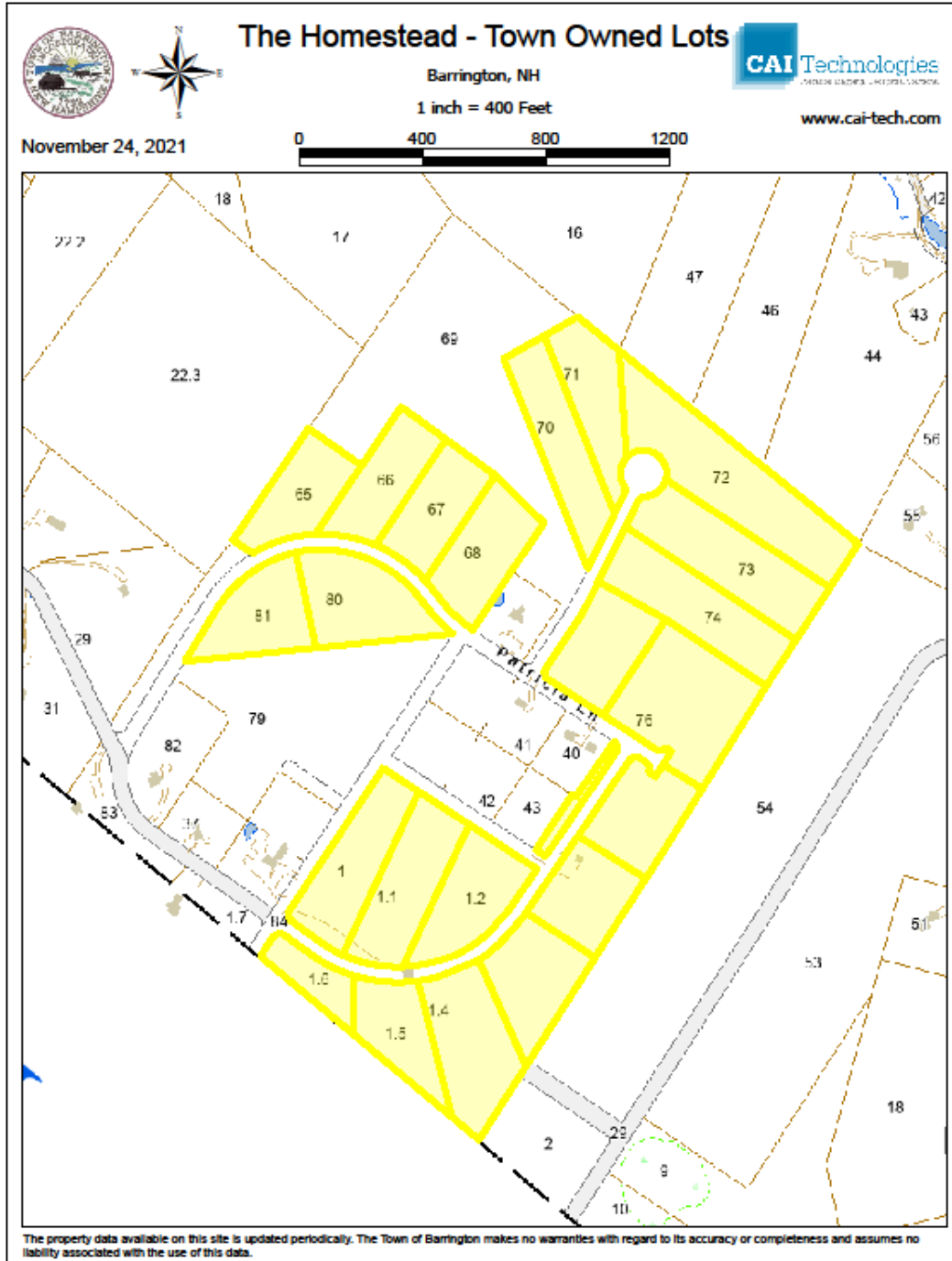


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Appendix B





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Appendix C

