

2017-01-04

Good morning,

My name is Lori Freda and my husband, Joseph Freda, and I are looking to purchase the 12 acre lot in Madbury located at 6 Hayes Road. I apologize in advance for the long-winded email;)

We are a military family and are currently stationed in Norfolk, VA. My husband is an active duty helicopter pilot and I'm a medically retired helicopter pilot. We have 3 children under the age of 5 and a fourth due in July. My husband's family is from Strafford and currently reside in Portsmouth and Barrington. When he retires in 6 years, we're planning to move our family to Madbury and build a home to spend the rest of our days in.

After looking at property over the years, we recently came to the conclusion that we should probably reserve our land sooner than later or it may not be available down the road. The lot on Hayes Road would be perfect for us, but we have a few questions about zoning before moving forward.

We would like to build a large finished barn on the property and include some livable space that would allow us to rent it out over the next 6 years. This would allow us to reserve the land and also afford to pay for it. When we move to the area, we plan to revert the barn back to an open/finished barn and remove the livable space. We would then build our primary residence and keep the barn for personal use. Does this plan sound like it would fall within zoning ordinance? I saw in the zoning ordinance where the town allows for two dwellings, but I want to clarify that we would not be utilizing it as rental property once we move to the area.

We plan to use the barn for personal use 10-11 months out of the year, but thought about renting it out as a wedding venue for a few weekends during the summer. We plan to build the barn further back on the property to minimize any noise or visual disturbance to our neighbors. Since we'll have 12 acres, we also don't see any issues with traffic or parking as space will be abundant. Is there any zoning issue with using the barn in this fashion? We have no intention of commercializing it or utilizing it more than necessary to help pay our taxes. We have every intention to spend the next 50 years in Madbury and want to make sure we are abiding by all zoning regulations and respecting our neighbors and community.

If you're still reading this, bless you!! I'm sorry this is so long, but I want to make sure we clearly stated our situation and intentions.

Please feel free to call me with any questions or if you feel that would be an easier way to respond. [614-216-4323](tel:614-216-4323)

Thank you so much for your time! We're very excited about the opportunity to live in Madbury.

Respectfully,

Lori & Joseph Freda