

**OFFICE OF THE SELECTMEN
TOWN OF BARNSTEAD**
P. O. Box 11
Ctr. Barnstead, New Hampshire 03225
603-269-4071

December 12, 2024

Jared and Erin Hanselman
948 Province Road
Barnstead, NH 03218

**Re: Updated Notice of Land Use Violations; Cease and Desist
948 Province Road**

Mr. and Ms. Hanselman:

We write to you in our capacity as the administration and enforcement authority under Article 10 of the Barnstead Zoning Ordinance to make you aware of several issues with your property at 948 Province Road (the "Property"). As you know, substitute Building Inspector Peter Rowell visited your Property on October 21, 2024. Since the inspection you have provided updated information as to the use of the property, which includes the following representations:

- You do not intend to operate the property for commercial purposes that would require site plan approval.
- You have closed the farm stand and associated business and do not intend to operate a business that involves onsite transactions with customers.
- You do not intend to use the barn as function hall and you are not installing a commercial kitchen.
- You do not intend to rent out the cabins on the property to the public for overnight stays.
- You have filed building permits for the "Windfall Cabin" and the "rabbit barn."¹

Based upon these representations, we hereby modify, vacate and rescind the prior Cease and Desist dated November 5, 2024, such that the list of Required Actions is updated as follows:

Required Actions

- Until you have obtained all required approvals for the two cabins (building permit for one, final inspections as built and Certificates of Occupancy for both), neither cabin should be used or occupied.

¹ The building permit filed for the greenhouse is not required because the structure is less than 200 square feet. More information is required regarding the intended use of the Windfall Cabin so as to determine if it is a dwelling unit as defined by the Ordinance.


- Until you have obtained a conditional use permit for either cabin to be used as a short-term rental, such use should cease.

We encourage you to address these updated issues at your earliest convenience. Although we would prefer to work through this with you to a resolution, we are required to note that the law authorizes the Town to seek injunctive relief, fines and penalties for violations of the Zoning Ordinance, Building Code, and Site Plan Review regulations, including civil penalties of \$275 for the first offense and \$550 for each subsequent offense for each day that each such violation continues after your receipt of this Notice, as well as the recovery of the Town's attorney's fees and costs. See RSA 676:15 and RSA 676:17.

Sincerely,



Diane Beijer, Chairman



Gary Madden, Vice Chairman



Robb Ellis

Edward Tasker
Barnstead Board of Selectmen



Priscilla Tiede