# Project Application
## Land Use Department

P.O. Box 660; 333 Calef Hwy, Barrington, NH 03825 ♦ Phone: 603-664-5798 ♦ Fax: 603-664-0188

**Case Number:** 113-5+249-2-GR-15-LL **Project Name:** Beauty Hill Rd + Young Rd **Date** 10/20/2015

**Staff Signature required PRIOR to submittal**

PRELIMINARY APPLICATION: Preliminary Conceptual Review ____ Design Review____ Development of Regional Impact ____

FORMAL APPLICATION:
Subdivision Type: Major____ Minor____ Conventional____ Conservation____
Site Plan Review: Major____ Minor____
Conditional Use Permit ____ Sign Permit ____ Boundary Line Adjustment X Special Permit ____
Change of Use ____ Extension for Site Plan or Subdivision Completion ____
Amendment to Subdivision/Site Plan Approval ____ Other ____

**Project Name:** LOT LINE ADJUSTMENT JULIEN & JANE OLIVIER / BODGE **Area** (Acres or S.F) 1.25 AC
**Project Address:** BEAUTY HILL ROAD & YOUNG ROAD
**Current Zoning District(s):** GENERAL RESIDENTIAL **Map(s)** 113 249 **Lot(s)** 5 2-0
**Request:** LOT LINE ADJUSTMENT OF 1.25 AC

The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.
**All contacts for this project will be made through the *Applicant* listed below.**

**Owner:** JULIEN & JANE OLIVIER
Company
Phone: 603-664-2660 Fax: E-mail: janeeolivier@gmail.com
Address: 554 BEAUTY HILL ROAD BARRINGTON NH 03825

**Applicant (Contact):**
Company
Phone: Fax: E-mail:
Address:

**Developer:**
Company
Phone: Fax: E-mail:
Address:

**Architect:**
Company
Phone: Fax: E-mail:
Address:

**Engineer:** DAVID W. VINCENT, LLS
Company LAND SURVEYING SERVICES
Phone: 603-664-5786 Fax: E-mail: d.vincent@landsurveyingservices.net
Address: PO BOX 7418 ROCHESTER NH 03839

Owner Signature Applicant Signature
Staff Signature Date 10/20/2015

LAND USE OFFICE
OCT 2015
RECEIVED

Revised 12-07-2011

# SUBDIVISION APPLICATION

**FILE NO.**_____

Date Completed Application Form Received by Planning Board Clerk:

_____ By: _____(Clerk)

Name of Subdivision: **Julien & Jane Olivier and Carl J. Bodge Revocable Trust**
Name of Property Owner (if multiple owners list all owners and parcel ownership):
**Julien & Jane Olivier**
Owner's Address: **554 Beauty Hill Road, Barrington, NH 03825**
Owner's Telephone: **603-664-2660**
**Carl J. Bodge Revocable Trust**
Owner's Address: **554 Beauty Hill Road, Barrington, NH 03825**
Owner's Telephone:
Name of Developer or Subdivider (if different from owner): _____
_____
Developer's Address: _____
Developer's Telephone: _____

Professional Engineer: _____
Address: _____ Telephone: _____
Land Surveyor: **David W. Vincent, LLS - Land Surveying Services**
Address: **PO Box 7418, Rochester, NH 03839-7418** Telephone: **603-664-5786**
Land Planner: _____
Address: _____ Telephone: _____

Location of Project (present subdivision name and address):

**Beauty Hill Road and Young Road**

_____

Assessor's Map # **113** Lot # **5** & Assessor's Map **# 249** Lot **# 2-0** Plan Filed: _____

Zoning District(s): **General Residential**

_____

Planning Board Form # 101-10-31-88
Revised: 11/21/88 12/14/88 02/16/89 05/23/91 01/20/2009
11/23/88 01/06/89 03/20/89 06/08/91

LAND USE OFFICE
OCT 20 2015
RECEIVED

Julien & Jane Olivier
554 Beauty Hill Road
Barrington, NH 03825

Ms. Marcia Gasses, Planner
Town of Barrington
Land Use Department
PO Box 660
Barrington, NH 03825-0660

**Re: Lot Line Adjustment- Assessor's Map 113 / Lot 5, Beauty Hill Road, Barrington, NH**

To Whom it May Concern;

We, Julien & Jane Olivier, of 554 Beauty Hill Road, Town of Barrington, State of New Hampshire, 03825, hereby authorize David W. Vincent, LLS, his employees or assigns, of Land Surveying Services, with a mailing address of PO Box 7418, City of Rochester, State of New Hampshire, 03839, to represent me at any public hearing or public department regarding the submittal, review and approval of the application referenced above, of my property located on Beauty Hill Road and Young Road.

Signed:

X Julien Olivier
Julien Olivier

10/14/2015
Date

X Jane Olivier
Jane Olivier

Oct 14. 2015
Date

LAND USE OFFICE
OCT 20 2015
RECEIVED

Carl J. Bodge, Trustee
Carl J. Bodge Revocable Trust
508 Beauty Hill Road
Barrington, NH 03825

Ms. Marcia Gasses, Planner
Town of Barrington
Land Use Department
PO Box 660
Barrington, NH 03825-0660

**Re: Lot Line Adjustment- Assessor's Map 249 / Lot 2-0, Beauty Hill Road, Barrington, NH**

To Whom it May Concern;

I, Carl J. Bodge, Trustee of the Carl J. Bodge Revocable Trust, of 508 Beauty Hill Road, Town of Barrington, State of New Hampshire, 03825, hereby authorize David W. Vincent, LLS, his employees or assigns, of Land Surveying Services, with a mailing address of PO Box 7418, City of Rochester, State of New Hampshire, 03839, to represent me at any public hearing or public department regarding the submittal, review and approval of the application referenced above, of my property located on Beauty Hill Road and Young Road.

Signed:

X Carl James Bodge
Carl J. Bodge, Trustee

Oct. 14, 15
Date

LAND USE OFFICE
OCT 20 2015
RECEIVED

# TOWN OF BARRINGTON - LAND USE DEPARTMENT

## PROJECT NARRATIVE

PROJECT NAME: **Julien & Jane Olivier and Carl J. Bodge Revocable Trust** CASE FILE NUMBER: _____

PROJECT LOCATION: **508 & 554 Beauty Hill Road & Young Road**

DATE OF APPLICATION: **October 19, 2015**

Property Details:

***Single-Family*** Residential Multi-Family Residential Commercial Industrial

Current Zoning: **General Residential** Lot Area Size: **2.82 Ac. (Map 113 / Lot 5)** & **64.90 Ac. (Map 249 / Lot 2-0)**

Setbacks: Front: **40'** Side: **30'** Rear: **30'**

Parking Spaces Required: _____ Parking Spaces Provided: _____

Please describe your project and its purpose and intent. You may attach a typed description.

The purpose of this application is to relocate the common lot line between Tax Map 113 / Lot 5 and Tax Map 249 / Lot 2-0. Lot 5 consists of 2.82 acres and is developed with an existing dwelling with outbuildings and is served by an existing septic system and private well. Lot 2-0 consists of 64.90 acres and developed with an existing dwelling with outbuildings and is served by an existing septic system and private well. Lot 2-0 proposes to convey 1.25 acres (Parcel A) to Lot 5 resulting in Lot 2-0 having a remainder acreage of 63.85 acres and Lot 5 having a total acreage of 4.07 acres.

**Subdivision, Site Review, and Lot Line Adjustment Application Checklist**
**Barrington Planning Board**
**Adopted January 20, 2009**

This checklist is intended to assist applicants in preparing a complete application for subdivision as required by the Barrington Subdivision Regulations and must be submitted along with all subdivision applications. An applicant seeking subdivision approval shall be responsible for all requirements specified in the Barrington Subdivision Regulations even if said requirements are omitted from this checklist.

An applicant seeking subdivision approval shall be responsible for providing all the information listed in the column below entitled "Subdivision" and should place an "x" in each box to indicate that this information has been provided. If an item is considered unnecessary for certain applications the "NA" box should be marked instead indicating "Not Applicable". Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

| Check The Appropriate Box or Boxes Below:<br>☒ **Lot Line Relocation** **See Section I & II** ☐ **Site Plan** **See Sections I & II** ☐ **Subdivision Plan** **See Sections I, II, III, IV & V** | | | | |
|---|---|---|---|---|
| | **Provided** | **NA** | | |
| **Section I.**<br>**General Requirements** | | | | |
| 1. Completed Application Form | ☒ | ☐ | | |
| 2. Complete abutters list | ☒ | ☐ | | |
| 3. Payment of all required fees | ☒ | ☐ | | |
| 4. Five (5) full size sets of plans and ~~six (6)~~ 12 sets of plans 11" by 17"submitted with all required information in accordance with the subdivision regulations and this checklist | ☒ | ☐ | | |
| 5. Copies of any proposed easement deeds, protective covenants or other legal documents | ☐ | ☒ | | |
| 6. Any waiver request(s) submitted with justification in writing | ☒ | ☐ | | |
| 7. Technical reports and supporting documents (see Sections IX & X of this checklist) | ☐ | ☒ | | |
| 8. Completed Application Checklist | ☒ | ☐ | | |
| **Section II.**<br>**General Plan Information** | | | | |
| 1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations | ☒ | ☐ | | |
| 2. Title block information: | ☒ | ☐ | | |
| a. Drawing title | ☒ | ☐ | | |
| b. Name of subdivision | ☒ | ☐ | | |
| c. Location of subdivision | ☒ | ☐ | | |
| d. Tax map & lot numbers of subject parcel(s) | ☒ | ☐ | | |
| e. Name & address of owner(s) | ☒ | ☐ | | |

LAND USE OFFICE
OCT 20 2015
RECEIVED

_____(date of adoption)

| Check The Appropriate Box or Boxes Below: **Lot Line Relocation See Section I & II** / **Site Plan See Sections I & II** / **Subdivision Plan See Sections I, II, III, IV & V** | | | | |
|---|---|---|---|---|
| f. Date of plan | ☒ | ☐ | | |
| g. Scale of plan | ☒ | ☐ | | |
| h. Sheet number | ☐ | ☒ | | |
| i. Name, address, & telephone number of design firm | ☒ | ☐ | | |
| j. Name and address of applicant | ☒ | ☐ | | |
| 3. Revision block with provision for amendment dates | ☒ | ☐ | | |
| 4. Planning Board approval block provided on each sheet to be recorded | ☒ | ☐ | | |
| 5. Certification block (for engineer or surveyor) | ☒ | ☐ | | |
| 6. Match lines (if any) | ☐ | ☒ | | |
| 7. Zoning designation of subject parcel(s) including overlay districts | ☒ | ☐ | | |
| 8. Minimum lot area, frontages & setback dimensions required for district(s) | ☒ | ☐ | | |
| 9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify100-year flood elevation, locate the elevation | ☒ | ☐ | | |
| 10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town." | ☐ | ☒ | | |
| 11. Note the following: "Required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through the completion of all construction activities. If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town." | ☐ | ☒ | | |
| 12. Note identifying which plans are to be recorded and which are on file at the town. | ☐ | ☒ | | |
| 13. Note the following: "All materials and methods of construction shall conform to Town of Barrington Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction." | ☐ | ☒ | | |
| 14. North arrow | ☒ | ☐ | | |
| 15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study | ☒ | ☐ | | |
| 16. Plan and deed references | ☒ | ☐ | | |
| 17. The following notes shall be provided: | ☒ | ☐ | | |
| a. Purpose of plan | ☒ | ☐ | | |
| b. Existing and proposed use | ☒ | ☐ | | |
| c. Water supply source (name of provider (company) if offsite) | ☒ | ☐ | | |
| d. Zoning variances/special exceptions with conditions | ☒ | ☐ | | |
| e. List of required permits and permit approval numbers | ☐ | ☒ | | |
| f. Vicinity sketch showing 1,000 feet surrounding the site | ☒ | ☐ | | |
| g. Plan index indicating all sheets | ☐ | ☒ | | |
| 18. Boundary of entire property to be subdivided | ☒ | ☐ | | |
| 19. Boundary monuments | ☒ | ☐ | | |
| a. Monuments found | ☒ | ☐ | | |
| b. Map number and lot number, name addresses, and zoning of all abutting land owners | ☒ | ☐ | | |
| c. Monuments to be set | ☒ | ☐ | | |
| 20. Existing streets: | ☒ | ☐ | | |
| a. Name labeled | ☒ | ☐ | | |
| b. Status noted or labeled | ☒ | ☐ | | |

LAND USE OFFICE
OCT 20 2015
RECEIVED

| Check The Appropriate Box or Boxes Below:<br>**Lot Line Relocation** **See Section I & II** / **Site Plan** **See Sections I & II** / **Subdivision Plan** **See Sections I, II, III, IV & V** | | | | |
|---|---|---|---|---|
| c. Right-of-way dimensioned | ☒ | ☐ | | |
| d. Pavement width dimensioned | ☒ | ☐ | | |
| 21. Municipal boundaries (if any) | ☐ | ☒ | | |
| 22. Existing easements (identified by type) | ☒ | ☐ | | |
| A) Drainage easement(s) | ☐ | ☒ | | |
| B) Slope easements(s) | ☐ | ☒ | | |
| C) Utility easement(s) | ☐ | ☒ | | |
| D) Temporary easement(s) (Such as temporary turnaround) | ☐ | ☒ | | |
| E) No-cut zone(s) along streams & wetlands ( as may be requested by the F) Conservation Commission) | ☐ | ☒ | | |
| G) Vehicular & pedestrian access easement(s) | ☐ | ☒ | | |
| H) Visibility easement(s) | ☐ | ☒ | | |
| I) Fire pond/cistern(s) | ☐ | ☒ | | |
| J) Roadway widening easement(s) | ☐ | ☒ | | |
| K) Walking trail easement(s) | ☐ | ☒ | | |
| a) Other easement(s) Note type(s) | ☐ | ☒ | | |
| 23. Designation of each proposed lot (by map & lot numbers as provided by the assessor) | ☒ | ☐ | | |
| 24. Area of each lot (in acres & square feet): | ☒ | ☐ | | |
| a. Existing lot(s) | ☒ | ☐ | W | LOT 2-0 |
| b. Contiguous upland(s) | ☐ | ☐ | W | |
| 25. Wetland delineation (including Prime Wetlands): | ☐ | ☐ | | |
| a. Limits of wetlands | ☐ | ☐ | W | LOT 2-0 |
| b. Wetland delineation criteria | ☒ | ☐ | | |
| c. Wetland Scientist certification | ☒ | ☐ | | |
| 26. Owner(s) signature(s) | ☒ | ☐ | | |
| 27. All required setbacks | ☒ | ☐ | | |
| 28. Physical features | ☒ | ☐ | | |
| a. Buildings | ☒ | ☐ | | |
| b. Wells | ☒ | ☐ | | |
| c. Septic systems | ☒ | ☐ | | |
| d. Stone walls | ☒ | ☐ | | |
| e. Paved drives | ☒ | ☐ | | |
| f. Gravel drives | ☒ | ☐ | | |
| 29. Location & name (if any) of any streams or water bodies | ☐ | ☒ | | |
| 30. Location of existing overhead utility lines, poles, towers, etc. | ☒ | ☐ | | |
| 31. Two-foot contour interval topography shown over all subject parcels | ☐ | ☐ | W | |
| 32. Map and lot numbers, name, addresses, and zoning of all abutting land owners | ☒ | ☐ | | |
| **Section III**<br>**Proposed Site Conditions Plan**<br>**(Use Sections I General Requirements & Section II General Plan Information)** | | | | |
| 1. Surveyor's stamp and signature by Licensed Land Surveyor | ☐ | ☐ | | |
| 2. Proposed lot configuration defined by metes and bounds | ☐ | ☐ | | |
| 3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application: | ☐ | ☐ | | |
| a. Drainage easement(s) | ☐ | ☐ | | |
| b. Slope easement(s) | ☐ | ☐ | | |

LAND USE OFFICE
OCT 20 2015
RECEIVED

| Check The Appropriate Box or Boxes Below:<br><br>**Lot Line Relocation** **See Section I & II** / **Site Plan** **See Sections I & II** / **Subdivision Plan** **See Sections I, II, III, IV & V** | | | | |
|---|---|---|---|---|
| c. Utility easement(s) | ❒ | ❒ | | |
| d. Temporary easement(s) (such as temporary turnaround) | ❒ | ❒ | | |
| e. Roadway widening easement(s) | ❒ | ❒ | | |
| f. Walking trail easement(s) | ❒ | ❒ | | |
| g. Other easement(s) Note type(s) | ❒ | ❒ | | |
| 4. Area of each lot (in acres & square feet): | ❒ | ❒ | | |
| a. Total upland(s) | ❒ | ❒ | | |
| b. Contiguous uplands(s) | ❒ | ❒ | | |
| 5. Proposed streets: | ❒ | ❒ | | |
| a. Name(s) labeled | ❒ | ❒ | | |
| b. Width of right-of-way dimensioned | ❒ | ❒ | | |
| c. Pavement width dimensioned | ❒ | ❒ | | |
| 6. Source and datum of topographic information (USGS required) | ❒ | ❒ | | |
| 7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area | ❒ | ❒ | | |
| 8. Soil Conservation Service (SCS) soil survey information | ❒ | ❒ | | |
| 9. Location, type, size & inverts of the following (as applicable): | ❒ | ❒ | | |
| a. Existing water systems | ❒ | ❒ | | |
| b. Existing drainage systems | ❒ | ❒ | | |
| c. Existing utilities | ❒ | ❒ | | |
| 10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas | ❒ | ❒ | | |
| 11. Location of all water wells with protective radii as required by the NH Department of Environmental Services (meeting Town and NHDES setback requirements) | ❒ | ❒ | | |
| 12. Existing tree lines | ❒ | ❒ | | |
| 13. Existing ledge outcroppings & other significant natural features | ❒ | ❒ | | |
| 14. Drainage, Erosion and Sediment Control Plan(s) containing all of the requirements specified in Section 16.3.2 (Final Plan Requirements) of the Subdivision Regulations | ❒ | ❒ | | |
| **Section IV**<br>**Construction Detail Drawings** | | | | |
| Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Barrington Highway Department requirements, and Subdivision Regulations | ❒ | ❒ | | |
| 1. Typical cross-section of roadway | ❒ | ❒ | | |
| 2. Typical driveway apron detail | ❒ | ❒ | | |
| 3. Curbing detail | ❒ | ❒ | | |
| 4. Guardrail detail | ❒ | ❒ | | |
| 5. Sidewalk detail | ❒ | ❒ | | |
| 6. Traffic signs and pavement markings | ❒ | ❒ | | |
| 7. Drainage structure(s): | ❒ | ❒ | | |
| 8. Outlet protection riprap apron | ❒ | ❒ | | |
| 9. Level spreader | ❒ | ❒ | | |
| 10. Treatment swale | ❒ | ❒ | | |
| 11. Typical section at detention basin | ❒ | ❒ | | |
| 12. Typical pipe trench | ❒ | ❒ | | |
| 13. Fire protection details | ❒ | ❒ | | |
| 14. Erosion control details: | ❒ | ❒ | | |
| 15. Construction Notes | ❒ | ❒ | | |

LAND USE OFFICE
OCT 20 2015
RECEIVED

| Check The Appropriate Box or Boxes Below:<br><br>**Lot Line Relocation** **See Section I & II** / **Site Plan** **See Sections I & II** / **Subdivision Plan** **See Sections I, II, III, IV & V** | | | | |
|---|---|---|---|---|
| a. Construction sequence | ❒ | ❒ | | |
| b. Erosion control notes | ❒ | ❒ | | |
| c. Landscaping notes | ❒ | ❒ | | |
| d. Water system construction notes | ❒ | ❒ | | |
| e. Sewage system construction notes | ❒ | ❒ | | |
| f. Existing & finish centerline grades | ❒ | ❒ | | |
| g. Proposed pavement - Typical cross-section | ❒ | ❒ | | |
| h. Right-of-way and easement limits | ❒ | ❒ | | |
| i. Embankment slopes | ❒ | ❒ | | |
| j. Utilities | ❒ | ❒ | | |
| **Section V**<br>**Supporting Documentation If Required** | | | | |
| 1. Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance) | ❒ | ❒ | | |
| 2. Stormwater management report | ❒ | ❒ | | |
| 3. Traffic impact analysis | ❒ | ❒ | | |
| 4. Environmental impact assessment | ❒ | ❒ | | |
| 5. Hydrogeologic study | ❒ | ❒ | | |
| 6. Fiscal impact study provided | ❒ | ❒ | | |
| 7. Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance) | ❒ | ❒ | | |
| 8. Site Inventory and Conceptual Development Plan (from preliminary Conservation Subdivision review only) | ❒ | ❒ | | |

LAND USE OFFICE
OCT 20 2015
RECEIVED

## LIST OF ABUTTERS

List of all the names and addresses of the owner(s) of record of the property and abutters, including persons whose property is separated from the concerned property by a street(s), public land(s) or stream(s). It is the responsibility of the applicant to determine the completeness and accuracy of the list of abutters.

**APPLICANTS/OWNERS**
Map 113 / Lot 5
Julien & Jane Olivier
554 Beauty Hill Road
Barrington, NH 03825

**OWNER**
Map 249 / Lot 2
Carl J. Bodge
508 Beauty Hill Road
Barrington, NH 03825

**ABUTTERS**
Map 113 / Lot 1
Bradford Bowick
Jannelle Corson
217 Young Road
Barrington, NH 03825

Map 113 / Lot 2
John E. Churchill
30 Old Piscataqua Road
Durham, NH 03824

Map 113 / Lot 3
Michael Lawrence
249 Young Road
Barrington, NH 03825

Map 113 / Lot 4
Philip & Jennifer Saltmarsh
265 Young Road
Barrington, NH 03825

Map 113 / Lot 6
Thomas & Esther French
548 Beauty Hill Road
Barrington, NH 03825

Map 113 / Lot 20
Peter M. Rossetti
555 Beauty Hill Road
Barrington, NH 03825

Map 113 / Lot 21
Richard Guerrera
273 Haverhill Road
Lawrence, MA 01840

Map 113 / Lot 42
Richard & Ellen Perreault
262 Young Road
Barrington, NH 03825

Map 114 / Lot 1
Dexter & Mary Bodge
PO Box 222
Barrington, NH 03825

Map 114 / Lot 3
Nicholas & Michaela Phaneuf
32 South Pine Street
Dover, NH 03820

Map 114 / Lot 55
Lewis, Jr. & Brenda Brown
511 Beauty Hill Road
Barrington, NH 03825

Map 240 / Lot 9
Map 249 / Lot 59
Brian & Rebecca Lenzi
Family Revocable Trust
155 Young Road
Barrington, NH 03825

LAND USE OFFICE
OCT 20 2015
RECEIVED

Map 240 / Lot 10
Raymond, Sr. & Cheryl Clement
Revocable Trust
179 Young Road
Barrington, NH 03825

Map 240 / Lot 11
Kenneth & Dulcie Dunton
201 Young Road
Barrington, NH 03825

Map 249 / Lot 1
Josephine Maciver
532 Beauty Hill Road
Barrington, NH 03825

Map 249 / Lot 18
Lawrence Haley
PO Box 367
Barrington, NH 03825

Map 113 / Lot 19
Map 249 / Lot 58
Town of Barrington Cemetery
PO Box 660
Barrington, NH 03825

**LAND SURVEYOR**
David W. Vincent, LLS
Land Surveying Services
PO Box 7418
Rochester, NH 03839-7418

**ENVIRONMENTAL SCIENTIST**
John P. Hayes, III
7 Limestone Way
North Hampton, NH 03862

LAND USE OFFICE
OCT 20 2015
RECEIVED

# ROUTING SHEET

## Name of Subdivision

**Lot Line Adjustment Plan for Julien & Jane Olivier and Carl J. Bodge Revocable Trust**

Street Address: **Beauty Hill Road & Young Road**

TO: ALL DEPARTMENT HEADS, TOWN OF BARRINGTON

The Planning Board has received a lot line adjustment for properties located on Tax Map **113** Lot **5** owned by **Julien & Jane Olivier** and Tax Map **249** Lot **2-0** owned by **Carl J. Bodge Revocable Trust** owned by **Carl J. Bodge Revocable Trust**

The application has been accepted for such subdivision, and the Planning Board would appreciate your comments relative to the design or impact on your departments, as you perceive it.

Please note your comments below and return this sheet to us within two weeks.

Thank you.

LAND USE OFFICE
OCT 20 2015
RECEIVED

## DEPARTMENTS ROUTED TO:

| Initials of Dept. Heads | Reviewed and O.K. or have concerns (please indicate) |
|---|---|
| _____ | _____Police Chief |
| _____ | _____Fire Chief |
| _____ | _____Highway-Road Agent |
| _____ | _____Conservation Comm. |
| _____ | _____Town Planner |
| _____ | _____Town Engineer |
| _____ | _____School Principal |
| _____ | _____Legal (Town Counsel) |
| _____ | _____Other |

COMMENTS:

LAND USE OFFICE
OCT 20 2015
RECEIVED

# Subdivision Plan Waiver Request Form

Under Subdivision Plan Regulations 5.3-Request for Waivers, 8.1-Waivers for Specific Plan Submission Requirements and 11.1-General Waiver Provision

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Barrington Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Barrington Subdivision Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Strafford County Registry of Deeds.**

Name of Subdivision Plan (See Title Box):
**Lot Adjustment Plan – Julien & Jane Olivier and Carl J. Bodge Revocable Trust**

Case Number: _____

Site Location: **Beauty Hill Road & Young Road**

Zoning District(s): **General Residential**

Owner (s): **Julien & Jane Olivier**

Address of Owner(s): **554 Beauty Hill Road, Barrington, NH 03825**

Owner (s): **Carl J. Bodge Revocable Trust**

Address of Owner(s): **508 Beauty Hill Road, Barrington, NH 03825**

Name of Applicant (if different from owner): **David W. Vincent, LLS**

Phone Number: **(603) 664-5786** Email: **d.vincent@landsurveyingservices.net**

Land Surveyor: **David W. Vincent, LLS**

I, **David W. Vincent, LLS,** seek the following waiver to the Town of Barrington Subdivision Regulations for the above case submittal:

**Article 5.3.1(6)**
Existing grades and topographic contours at intervals not exceeding two (2) feet with spot elevations where the grade is less than five percent (5%).

**Article 5.3.1(9)**
Natural features such as streams, marshes, lakes, ponds, rock outcrops, wooded areas, significant trees, and other significant environmental features, including wetland areas as defined in the Zoning Ordinance.

LAND USE OFFICE
OCT 20 2015
RECEIVED

**5.5(1)** The granting of the waiver will not result in a review that overlooks issues that may address impacts that are detrimental to public safety, health or welfare or injurious to other property.

Parcel A, 1.25 acres, being a portion of Lot 2-0, is being merged with Lot 5 and increasing the lot size to over four acres. Where the lot line relocation is proposed is over 1,000 feet from the developed portion of Lot 2-0 and will not create any setback issues.

**5.5(2)** The waiver will not, in any manner, vary the provisions of the Barrington Zoning Ordinances, Master Plan, or Official Maps.

Parcel A, 1.25 acres, being a portion of Lot 2-0, is being merged with Lot 5 and increasing the lot size to over four acres. Where the lot line relocation is proposed is over 1,000 feet from the developed portion of Lot 2-0 and will not create any setback issues.

**5.5(3)** The submittal, upon granting of such waiver(s) may be reviewed in such a fashion as to secure substantially the objectives, standards and requirements of these regulations.

Parcel A, 1.25 acres, being a portion of Lot 2-0, is being merged with Lot 5 and increasing the lot size to over four acres. Where the lot line relocation is proposed is over 1,000 feet from the developed portion of Lot 2-0 and will not create any setback issues.

**5.5(4)** A practical hardship, or unnecessary and unreasonable expense, would result from strict compliance with the foregoing submission regulations that clearly outweighs the benefit of providing the required information.

Both lots are developed with single family residences with existing septic systems and wells. The wetlands have been delineated on the revised Lot 5 and the 50' buffer is depicted on the plan.

**5.5(5)** The purposes of these regulations may be served to a greater extent by an alternative submittal, or where such submittal information is redundant and clearly unnecessary for the Board to review the application adequately.

Both lots are developed with single family residences with existing septic systems and wells. The wetlands have been delineated on the revised Lot 5 and the 50' buffer is depicted on the plan.

LAND USE OFFICE
OCT 20 2015
RECEIVED

10-19-15

Signature of Owner/Applicant Date

| STATUS: | DATE: |
|---|---|
| __1. Application incomplete, | _____ |
| __2. Preliminary application complete, fees paid, | _____ (Clerk) |
| __3. Application formally accepted by Planning Board, (start 90 day review clock by RSA 676:4) | _____ (Vote of Planning Board) |
| __4. Preliminary approval granted or denied, | _____ |
| __5. Final application complete, routing sheet returned. | _____ |
| __6. Final approval granted or denied, | _____ |
| __7. Waivers granted, (see attached sheet) | _____ |
| __8. Comments, | _____ |

_____
_____
_____
_____
_____
_____
_____
_____

LAND USE OFFICE
OCT 20 2015
RECEIVED

# APPLICATION AGREEMENT

I hereby apply for Subdivision Plan Review and acknowledge I will comply with all of the ordinances of the Town Of Barrington, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the subdivision Plan or Application specifications are incomplete, the Application will be considered rejected.

In consideration for approval and the privileges accruing thereto, the subdivider thereby agrees:

E. To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions which become apparent during construction of the subdivision.

E. To post all streets "Private" until accepted by the Town and to provide and install street signs as approved by the Selectmen of the Town for all street intersections.

E. To give the Town on demand, proper deeds for land or rights-of-way reserved on the plat for streets, drainage, or other purposes as agreed upon.

E. To save the Town harmless from any obligation it may incur or repairs it may make, because of my failure to carry out any of the foregoing provisions.

E. Mr. & Mrs. **Julien & Jane Olivier of 554 Beauty Hill Road, Barrington, NH, 03825,** to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: Julien Olivier Jane Olivier

Signature of Developer: _____

Technical Review Signatures: _____

Town Engineer/Planner Approval Signature: _____ The owners, by the filing of this application as indicated above, hereby give permission for any member of the Barrington Planning Board, the Town Engineer, The Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, test and inspections as may be appropriate.

(Refusal to sign this permission form does not invalidate an application, but the Planning Board may not be able to make an informed decision regarding unseen lands with potential areas of concerns).

Signature of Owner: Julien Olivier Jane Olivier

**Note:** The developer/individual in charge must have control over all project work and be available to the Road Agent and Code Enforcement Officer during the construction phase of the project. The Road Agent and Code Enforcement Officer must be notified within two (2) working days of any change by the individual in charge of the project.

LAND USE OFFICE
OCT 20 2015
RECEIVED