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: 115-48&50-GR-14-LL **Project Name:** Kevin Roy & Carrie Vaich **Date** 8/12/14

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: Kevin Roy & Carrie Vaich Lot Line Revision **Area** (Acres or S.F) _____
Project Address: 39 & 42 Knowles Drive, Barrington, NH 03825
Current Zoning District(s): General **Map(s)** 115 **Lot(s)** 48 & 50
Request: To revise the lot line between Lot 48 and 50 by adding 18,559 S.F. to Lot 48 from Lot 50.

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: Kevin D. Roy & Carrie Vaich
Company
Phone: 603-361-5507 Fax: E-mail: kevin@kevinroybuilders.com
Address: 39 Knowles Drive, Barrington, NH 03825

Applicant (Contact): Kevin D. Roy & Carrie Vaich
Company
Phone: 603-361-5507 Fax: E-mail: kevin@kevinroybuilders.com
Address: 39 Knowles Drive, Barrington, NH 03825

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

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

Engineer: Kenneth A. Berry, PE, LLS, CPESC
Company Berry Surveying & Engineering
Phone: 603-332-2863 Fax: 603-335-4623 E-mail: kberry@berrysurveying.com
Address: 335 Second Crown Point Road, Barrington, NH 03825

Owner Signature Barbara Irvine
Staff Signature

Applicant Signature 8/12/2014
Date

Revised 12-07-2011

TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME Kevin Roy & Carrie Vaich CASE FILE NUMBER _____

PROJECT LOCATION 39 & 42 Knowles Drive, Barrington, NH

DATE OF APPLICATION 8/12/14

Property Details:

Single-Family X Residential Multi-Family Residential Commercial Industrial

Current Zoning: General Res. (GR) Lot Area Size 0.33 ac & 1.31 ac

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

Parking Spaces Required: N/A Parking Spaces Provided: N/A

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

Kevin Roy and Carrie Vaich own two parcel of adjoining land off Young Road at 39 and 42 Knowles Drive, known as Tax Map 115, Lot 48 and Lot 50 which currently consist of 0.33 acres and 1.31 acres respectively. They propose a Lot Line Revision to transfer 18,559 square feet from Lot 50 to Lot 48. A variance was granted by the Barrington Zoning Board of Adjustment on July 16, 2014 to allow area from an existing non-conforming lot to be transferred to the other resulting in Lot 50 to be reduced to 38,904 S.F. or 0.89 acres. Lot 48 will be increased to 33,304 S.F. or 0.76 acres. All of the setback lines on Lot 48 are existing non-conforming, with exception of the westerly sideline which is conforming.

Lot 48 enjoys an access easement on adjoining land, tax map 115, lot 46 and the easement will be increased in width to 25 feet on Lot 48 and Lot 50 for the benefit of Lot 48 and Tax Map 115, Lot 49. Lot 50 is subject to an access easement for Lot 49 and this easement will stay with the land and be transferred to Lot 48.

Based on the NHDES Soil Type and Lot Loading Requirements, the minimum lot area for a NHDES conforming lot is 33,000 S.F. and this proposal will result in both lots becoming conforming. Lot 48 currently has a leaching field, CA1997005346 which will remain unaltered and Lot 50 will be submitted to NHDES for Subdivision Approval.

BERRY SURVEYING & ENGINEERING
335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

August 12, 2014

Abutters List

Owner of Record

Tax Map 115, Lot 48

Kevin D Roy
Carrie Vaich
39 Knowles Drive
Barrington, NH 03825
Book 3976 Page 456

Tax Map 115, Lot 50

Carrie Vaich
Kevin D Roy
42 Knowles Drive
Barrington, NH 03825
Book 3976 Page 454

Abutters

Tax Map 115, Lot 46

John & Julie Wilderman
389 Young Road
Barrington, NH 03825

Tax Map 115, Lot 47

Michael V & Marilyn Page
3384 SW 52nd Ave
Bushnell, FL 33513

Tax Map 115, Lot 49

Phillip Maze
P O Box 411
Barrington, NH 03825

Tax Map 115, Lot 51

David R Culbert
396 Young Road
Barrington, NH 03825

Tax Map 115, Lot 52

Jeanette M Kuroly
388 Young Road
Barrington, NH 03825
Book 3948 Page 0067

Tax Map 116, Lot 1

Bruce & Holly Decker
405 Young Road
Barrington, NH 03825

Tax Map 116, Lot 22

Aubrey E Mead, Jr
37 Orchard Street
Cos Cob, CT 06807
Book 2764 Page 0951

Professionals

Jack P Hayes III, CWS, CSS
33 Third Street #2
Dover, NH 03820

Kenneth A. Berry, PE, LLS, JP
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

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: ☒ **Lot Line Relocation** ☐ **Site Plan** ☐ **Subdivision Plan** **See Section I & II** **See Sections I & II** **See Sections I, II, III, IV & V**				
	Provided	**NA**		
Section I. **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) 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. **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)	☒	☐		
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	☒	☐		
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) PROPOSED - PRIVATE	☒	☐		
K) Walking trail easement(s)	☐	☒		
a) Other easement(s) Note type(s) PRIVATE ROAD	☒	☐		
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)	☒	☐		
b. Contiguous upland(s)	☒	☐		
25. Wetland delineation (including Prime Wetlands):	☒	☐		
a. Limits of wetlands	☒	☐		
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	☒	☐		
32. Map and lot numbers, name, addresses, and zoning of all abutting land owners	☒	☐		
Section III **Proposed Site Conditions Plan** **(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)	☐	☐		
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 **Construction Detail Drawings** N/A				
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	☐	☐		
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 **Supporting Documentation If Required** N/A				
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)	❒	❒		

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 KEN BERRY of BERRY SURVEYING & ENG. to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: _____

Signature of ~~Developer~~: AGENT: K

Technical Review Signatures: _____

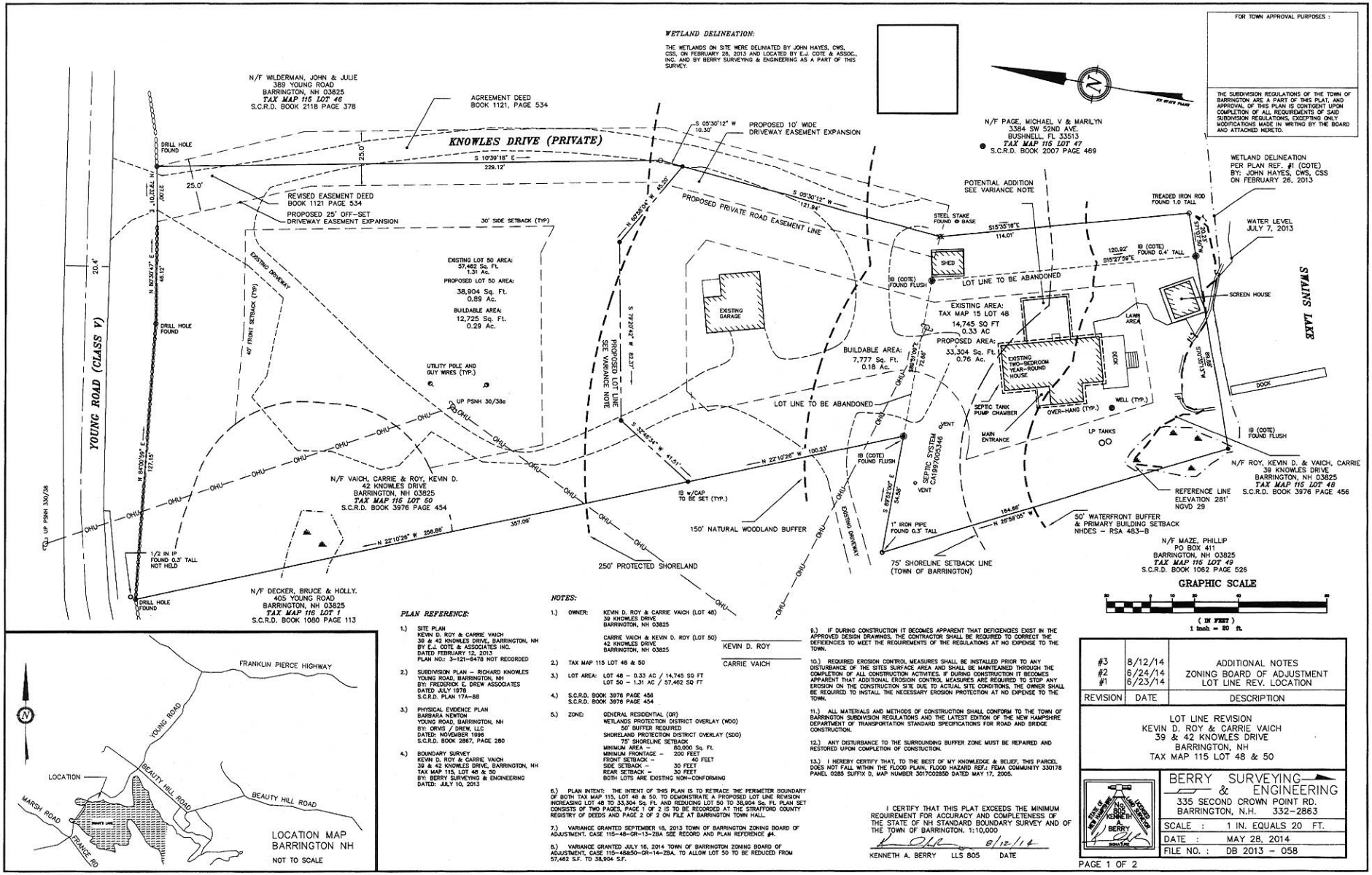
Town Engineer/Planner Approval Signature: _____ The owners, by the filing of this application as indicated above, hereby give permission for any member of the Barrington Planning Board, the Town Engineer, The Conservation Commission and such agents or employees of the Town or other persons as the Planning 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: _____

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.

ADMINISTRATIVE AND REVIEW FEES


WETLAND DELINEATION:
THE WETLANDS ON SITE WERE DELINIATED BY JOHN HAYES, CWS, CSS, ON FEBRUARY 26, 2013 AND LOCATED BY E.J. COTE & ASSOC., INC. AND BY BERRY SURVEYING & ENGINEERING AS A PART OF THIS SURVEY.
FOR TOWN APPROVAL PURPOSES :
THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAN IS CONTIGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.
N/F WILDERMAN, JOHN & JULIE
389 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 115 LOT 46
S.C.R.D. BOOK 2118 PAGE 378
AGREEMENT DEED
BOOK 1121, PAGE 534
KNOWLES DRIVE (PRIVATE)
YOUNG ROAD (CLASS V)
DRILL HOLE FOUND
REVISED EASEMENT DEED
BOOK 1121 PAGE 534
PROPOSED 25' OFF-SET
DRIVEWAY EASEMENT EXPANSION
PROPOSED 10' WIDE
DRIVEWAY EASEMENT EXPANSION
PROPOSED PRIVATE ROAD EASEMENT LINE
30' SIDE SETBACK (TYP)
40' FRONT SETBACK (TYP)
EXISTING DRIVEWAY
EXISTING LOT 50 AREA:
57,462 Sq. Ft.
1.31 Ac.
PROPOSED LOT 50 AREA:
38,904 Sq. Ft.
0.89 Ac.
BUILDABLE AREA:
12,725 Sq. Ft.
0.29 Ac.
EXISTING GARAGE
UTILITY POLE AND GUY WIRES (TYP.)
UP PSNH 30/38e
PROPOSED LOT LINE
SEE VARIANCE NOTE
LOT LINE TO BE ABANDONED
N/F VAICH, CARRIE & ROY, KEVIN D.
42 KNOWLES DRIVE
BARRINGTON, NH 03825
TAX MAP 115 LOT 50
S.C.R.D. BOOK 3976 PAGE 454
IB w/CAP TO BE SET (TYP.)
150' NATURAL WOODLAND BUFFER
250' PROTECTED SHORELAND
1/2 IN IP FOUND 0.3' TALL NOT HELD
N/F DECKER, BRUCE & HOLLY.
405 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 116 LOT 1
S.C.R.D. BOOK 1080 PAGE 113
N/F PAGE, MICHAEL V & MARILYN
3384 SW 52ND AVE.
BUSHNELL, FL 33513
TAX MAP 115 LOT 47
S.C.R.D. BOOK 2007 PAGE 469
POTENTIAL ADDITION
SEE VARIANCE NOTE
STEEL STAKE FOUND @ BASE
TREADED IRON ROD FOUND 1.0 TALL
WETLAND DELINEATION
PER PLAN REF. #1 (COTE)
BY: JOHN HAYES, CWS, CSS
ON FEBRUARY 26, 2013
WATER LEVEL
JULY 7, 2013
SWAINS LAKE
SHED
IB (COTE) FOUND FLUSH
IB (COTE) FOUND 0.4' TALL
EXISTING AREA:
TAX MAP 15 LOT 48
14,745 SQ FT
0.33 AC
PROPOSED AREA:
33,304 Sq. Ft.
0.76 Ac.
BUILDABLE AREA:
7,777 Sq. Ft.
0.18 Ac.
EXISTING TWO-BEDROOM YEAR-ROUND HOUSE
LAWN AREA
SCREEN HOUSE
DOCK
SEPTIC TANK PUMP CHAMBER
OVER-HANG (TYP.)
WELL (TYP.)
MAIN ENTRANCE
LP TANKS
SEPTIC SYSTEM
CA1997005346
VENT
REFERENCE LINE
ELEVATION 281'
NGVD 29
N/F ROY, KEVIN D. & VAICH, CARRIE
39 KNOWLES DRIVE
BARRINGTON, NH 03825
TAX MAP 115 LOT 48
S.C.R.D. BOOK 3976 PAGE 456
50' WATERFRONT BUFFER
& PRIMARY BUILDING SETBACK
NHDES - RSA 483-B
1" IRON PIPE FOUND 0.3' TALL
75' SHORELINE SETBACK LINE
(TOWN OF BARRINGTON)
N/F MAZE, PHILLIP
PO BOX 411
BARRINGTON, NH 03825
TAX MAP 115 LOT 49
S.C.R.D. BOOK 1062 PAGE 526
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
N 84°09'09" E 127.15'
N 22°10'26" W 250.86'
N 22°10'26" W 100.33'
S 32°46'34" W 41.51'
S 79°20'42" W 82.37'
S 10°39'18" E 229.12'
S 05°30'12" W 10.30'
S 05°30'12" W 121.94'
S 15°35'18" E 114.01'
S 15°27'56" E 120.92'
S 89°21'00" E 54.58'
N 25°59'05" W 164.66'
N 84°09'09" E 357.09'
N 82°08'04" W 45.00'
S 89°51'07" E 72.46'
N 84°09'09" E 27.00'
N 80°50'47" E 46.12'
S 10°32'42" W 27.00'
20.4'
25.0'
25.0'
FRANKLIN PIERCE HIGHWAY
YOUNG ROAD
BEAUTY HILL ROAD
MARSH ROAD
FRANCE RD
LOCATION
LOCATION MAP
BARRINGTON NH
NOT TO SCALE
PLAN REFERENCE:
1.) SITE PLAN
KEVIN D. ROY & CARRIE VAICH
39 & 42 KNOWLES DRIVE, BARRINGTON, NH
BY E.J. COTE & ASSOCIATES INC.
DATED FEBRUARY 12, 2013
PLAN NO.: 3-121-6478 NOT RECORDED
2.) SUBDIVISION PLAN - RICHARD KNOWLES
YOUNG ROAD, BARRINGTON, NH
BY: FREDERICK E. DREW ASSOCIATES
DATED JULY 1978
S.C.R.D. PLAN 17A-88
3.) PHYSICAL EVIDENCE PLAN
BARBARA NEWTON
YOUNG ROAD, BARRINGTON, NH
BY: ORVIS / DREW, LLC
DATED: NOVEMBER 1998
S.C.R.D. BOOK 2867, PAGE 280
4.) BOUNDARY SURVEY
KEVIN D. ROY & CARRIE VAICH
39 & 42 KNOWLES DRIVE, BARRINGTON, NH
TAX MAP 115, LOT 48 & 50
BY: BERRY SURVEYING & ENGINEERING
DATED: JULY 10, 2013
NOTES:
1.) OWNER: KEVIN D. ROY & CARRIE VAICH (LOT 48)
39 KNOWLES DRIVE
BARRINGTON, NH 03825
CARRIE VAICH & KEVIN D. ROY (LOT 50)
42 KNOWLES DRIVE
BARRINGTON, NH 03825
2.) TAX MAP 115 LOT 48 & 50
3.) LOT AREA: LOT 48 - 0.33 AC / 14,745 SQ FT
LOT 50 - 1.31 AC / 57,462 SQ FT
4.) S.C.R.D. BOOK 3976 PAGE 456
S.C.R.D. BOOK 3976 PAGE 454
5.) ZONE: GENERAL RESIDENTIAL (GR)
WETLANDS PROTECTION DISTRICT OVERLAY (WDO)
50' BUFFER REQUIRED
SHORELAND PROTECTION DISTRICT OVERLAY (SDO)
75' SHORELINE SETBACK
MINIMUM AREA - 80,000 Sq. Ft.
MINIMUM FRONTAGE - 200 FEET
FRONT SETBACK - 40 FEET
SIDE SETBACK - 30 FEET
REAR SETBACK - 30 FEET
BOTH LOTS ARE EXISTING NON-CONFORMING
6.) PLAN INTENT: THE INTENT OF THIS PLAN IS TO RETRACE THE PERIMETER BOUNDARY OF BOTH TAX MAP 115, LOT 48 & 50, TO DEMONSTRATE A PROPOSED LOT LINE REVISION INCREASING LOT 48 TO 33,304 Sq. Ft. AND REDUCING LOT 50 TO 38,904 Sq. Ft. PLAN SET CONSISTS OF TWO PAGES, PAGE 1 OF 2 IS TO BE RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AND PAGE 2 OF 2 ON FILE AT BARRINGTON TOWN HALL.
7.) VARIANCE GRANTED SEPTEMBER 16, 2013 TOWN OF BARRINGTON ZONING BOARD OF ADJUSTMENT. CASE 115-48-GR-13-28A SEE RECORD AND PLAN REFERENCE #4.
8.) VARIANCE GRANTED JULY 16, 2014 TOWN OF BARRINGTON ZONING BOARD OF ADJUSTMENT, CASE 115-48&50-GR-14-28A, TO ALLOW LOT 50 TO BE REDUCED FROM 57,462 S.F. TO 38,904 S.F.
KEVIN D. ROY
CARRIE VAICH
9.) 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.
10.) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITES SURFACE AREA AND SHALL BE MAINTEANED 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.
11.) ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
12.) ANY DISTURBANCE TO THE SURROUNDING BUFFER ZONE MUST BE REPAIRED AND RESTORED UPON COMPLETION OF CONSTUCTION.
13.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN, FLOOD HAZARD REF.: FEMA COMMUNITY 330178 PANEL 0283 SUFFIX D, MAP NUMBER 3017C0285D DATED MAY 17, 2005.
I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF NH STANDARD BOUNDARY SURVEY AND OF THE TOWN OF BARRINGTON. 1:10,000
KENNETH A. BERRY LLS 805 DATE
#3 8/12/14 ADDITIONAL NOTES
#2 6/24/14 ZONING BOARD OF ADJUSTMENT
#1 6/23/14 LOT LINE REV. LOCATION
REVISION DATE DESCRIPTION
LOT LINE REVISION
KEVIN D. ROY & CARRIE VAICH
39 & 42 KNOWLES DRIVE
BARRINGTON, NH
TAX MAP 115 LOT 48 & 50
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT RD.
BARRINGTON, N.H. 332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : MAY 28, 2014
FILE NO. : DB 2013 - 058
PAGE 1 OF 2