Project Application

Land Use Department

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

226-50-18+19-NR-14-LL

Case Number: _____ **Project Name:** LOT LINE REVISIONS FOR BRASSEUR / HALLA **Date** 5-2-14

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 XX Special Permit ____

Change of Use ____ Extension for Site Plan or Subdivision Completion ____

Amendment to Subdivision/Site Plan Approval ____ Other ____

Project Name: BOUNDARY LINE ADJUSTMENT FOR BRASSEUR / HALLA **Area** (Acres or S.F) _____

Project Address: 34-36 COACHMAN ESTATES

Current Zoning District(s): NR **Map(s)** 226 **Lot(s)** 50-18 & 50-19

Request: REVISE THE BOUNDARY LINE BETWEEN THE TWO LOTS EQUAL EXCHANGE OF LAND.

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: JOHN BRASSEUR STEPHEN HALLA

Company

Phone: 686-4404 Fax: E-mail: JHB2730@YAHOO.COM

Address: 34 COACHMAN DRIVE, BARRINGTON, NH 03825

36 COACHMAN DRIVE, 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: BERRY SURVEYING & ENGINEERING (CHRIS BERRY)

Company

Phone: 603-332-2863 Fax: E-mail: CRBERRY@METROCAST.NET

Address: 335 SECOND CROWN POINT ROAD, BARRINGTON, NH 03825

John Brasseur

Steve Halla

Owner Signature Applicant Signature

Staff Signature Date

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Revised 12-07-2011

Subdivision Plan Waiver Request Form

Under Subdivision Plan Regulations 5.4-Request for Waivers, 8.5-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): Brasseur / Halla Lotline

Case Number: 226-50-18,19-NR-14-LL

Site Location: Coachman Estates

Zoning District(s): NR

Owner (s): Brasseur / Halla

Address of Owner(s): 34 & 36 Coachman Drive, BARRINGTON, NH 03825

Address Line 2: _____

Name of Applicant (if different from owner): _____

Phone Number _____ Email _____

Land Surveyor: BERRY SURVEYING & ENGINEERING / CHRISTOPHER BERRY

I CHRISTOPHER BERRY seek the following waiver to the Town of Barrington Subdivision Regulations for the above case submittal:

CHECK LIST ITEMS: 18, 24b, 25 a-c, 27, 31,

All of these items relate to subdivisions and are not typically shown on a lot line revision plan. The land being transferred is primarily upland, and does not reduce either lot in its buildable nature. Please see original subdivision plans for further information

_____

Signature of Owner/Applicant Date

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Revised 07/27/2011

Brasseur/ Halla Lot Line

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** **See Section I & II** ☐ **Site Plan** **See Sections I & II** ☐ **Subdivision Plan** **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)	☑	☐		

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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)	☐	☐		
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)	☑	☐		
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)	☐	☐		

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

May 14, 2014

Abutters List

Owner:

Tax Map 226, Lot 50-18

Brasseur, Johnathan
34 Coachman Drive
Barrington, NH 03825
S.C.R.D. Book 3853, Page 600

Tax Map 226, Lot 50-19

Halla, Stephen J. & Michelle
36 Coachman Drive
Barrington, NH 03825
S.C.R.D. Book 3842, Page 536

Abutters:

Tax Map 226, Lot 50-12

Fitzgerald, Cathy A.
43 Coachman Drive
Barrington, NH 03825
S.C.R.D. Book 3827, Page 300

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Tax Map 226, Lot 50-13

Jones, Lorrie D.
25 Coachman Drive
Barrington, NH 03825
S.C.R.D. Book 4160, Page 217

Tax Map 226, Lot 50-17

Flanders, David & Laurie
24 Coachman Drive
Barrington, NH 03825
S.C.R.D. Book 3849, Page 770

Tax Map 226, Lot 50-20

Jorgenson, James E.
48 Coachman Drive
Barrington, NH 03825
S.C.R.D. Book 3843, Page 699

Tax Map 226, Lot 54

Gass, Thomas & Mellissa
27 Chesley Drive
Barrington, NH 03825
S.C.R.D. Book 2105, Page 220

Tax Map 226, Lot 66

Allen, Joel & Jennifer
47 Dominic Drive
Barrington, NH 03825
S.C.R.D. Book 2583, Page 183

Professionals:

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

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