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: 238-5-TC/SDA/15-SR **Project Name:** 495 Calef Highway **Date** 9/9/15

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_x__
Conditional Use Permit ____ Sign Permit ____ Boundary Line Adjustment ____ Special Permit ____
Change of Use ____ Extension for Site Plan or Subdivision Completion ____
Amendment to Subdivision/Site Plan Approval ____ Other ____

Project Name: George Calef Fine Foods **Area** (Acres or S.F) 0.39
Project Address: 495 Calef Highway
Current Zoning District(s): Town Center / Stratfied Drift Overlay **Map(s)** 238 **Lot(s)** 5
Request: Amended Site Plan approval for the new well locations.

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: George & Arvilla Calef
Company
Phone: 603-664-2813 Fax: E-mail:
Address: 35 Mallego Road, Barrington, NH 03825

Applicant (Contact): Same as owner
Company
Phone: Fax: E-mail:
Address:

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

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

Engineer: Joel D. Runnals, LLS
Company Norway Plains Associates, Inc.
Phone: 603-335-3948 Fax: 603-332-0098 E-mail: jrunnals@norwayplains.com
Address: PO Box 249, Rochester, NH 03866-0249

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George Calef Arvilla Calef
Owner Signature

Applicant Signature

Barbara Irvine
Staff Signature

9/9/15
Date

Revised 12-07-2011

Applicant: _____ Case# _____

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)	☐	☑		

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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)	☐	☐		

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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**				
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	☐	☐		

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Section V **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)	☐	☐		

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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 _____ of _____ 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: _____

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.

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(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.

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ADMINISTRATIVE AND REVIEW FEES

The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES

Thomas S. Burack, Commissioner

August 17, 2015

Mr. George Calef
35 Mallego Road
Barrington, NH 03825

WELL LOCATION APPROVAL and
REQUEST FOR MORE INFORMATION

Re: DR 140043 – Well at Proposed Transient Non-community (TNC) Water System,
George Calef Fine Foods
495 Calef Hwy (NH Rt 125), Tax Map 238, Lot 5, Barrington, New Hampshire

Dear Mr. Calef:

Our office has reviewed and hereby approves the concept and well location for the above referenced project. This approval is issued pursuant to RSA 485-A:30-b, as amended in 2015. This approval allows for the installation of the well; however, prior to constructing, expanding, or modifying any new or existing water system, **Final Approval must be obtained**, in compliance with Env-Dw 406, *Design Standards for Non-Community Water Systems*. If the proposed well location changes, or final approval is not obtained within 4 years of this approval, a new well location application must be reviewed and approved by this office.

This *preliminary* approval is based on the submittal received September 29, 2014, from Scott Lawler, P.E., (of Norway Plains Associates) with revisions and other documentation subsequently received or established through review, including a plan titled "Subsurface Sewerage Disposal Plan", last revised 7/2/14, which identify the following:

- Well description/location: Bedrock well (to be numbered "001 BRW1"), to be located approximately 25' east of the southeast corner of the building.
- The purpose of the proposed system is to serve the existing retail establishment "George Calef Fine Foods", which includes a supermarket with meat department and food/beverage service.
- The proposed system is described as a Transient, Non-Community (**TNC**) water system.
- The proposed system design flow is 750 gallons per day (gpd), (2 residential-equivalent units).
- The Sanitary Protective Area (SPA) is based on a 75-foot radius around the wellhead.

In accordance with Env-Dw 406, *Design Standards for Non-Community Water Systems,* the following shall be submitted or confirmed to obtain final approval for the water system:

1. Installation of the well casing at least **one foot above the final finished grade** [Env-Dw 406.18 (b)]. Grading in the immediate vicinity of the wellhead will not direct stormwater toward the wellhead or allow stormwater to collect or infiltrate at the well casing.
2. NH-Certified Well Driller's **Well Completion Report** and statement of sustainable yield (We 800).
3. **Water quality analyses** for parameters listed in Env-Dw 406.14.
4. **Design review fee of $90.00** ($45 per residential-equivalent unit) payable to *"Treasurer, State of New Hampshire"*. If the design flow changes, the review fee will be based on the revised flow.
5. Provision of a **dedicated source raw water tap**, or the means to obtain discrete raw water samples for each well source. Installation of a check valve is necessary in order to isolate the source water from water within the treatment/distribution system.
6. **Disinfection and flushing of all new piping** in accordance with AWWA C-651 or C-652.
7. There is an existing heating oil tank currently located within the SPA of the proposed well. As referenced on the site plan received by DES on November 6, 2014, this tank shall be removed or

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relocated outside the SPA.

8. It understood that the subject facility is currently being provided water from a nearby shared water system for "Millo's Pizza & Grill" (PWS #0158200). While the plans and correspondence detail the anticipated disconnection from that PWS, such action shall not take place until such time that water quality from the proposed well is evaluated and established (through Final Approval review and approval by this office) as meeting Safe Drinking Water standards.
9. When requesting final approval as a public water system, please document the above and include with a completed final approval application form to request "Final Approval". The proposed well shall not be brought online for use as a public water system until final approval has been issued by this office. The submittal shall also document adherence to waiver conditions described below.

The SPA shall be maintained FREE of fuels, pesticides, and other potential contamination sources. Subject to the conditions described below, the following waivers are granted relative to the well location and the SPA:

1. Existing paved travel and parking areas are located within the SPA of the proposed well.
2. Portions of existing septic systems are (as close as) approximately 55 feet from the proposed well.
3. The proposed well location is such that portions of the SPA are not entirely within the owner's property. The closest property boundary is approximately 10 feet from the proposed well. The well is proposed to replace an existing well.

These waivers are granted for the potential contamination sources listed above, provided that the following are met:

1. Snow removal activities will not result in snow being piled on or near the wellhead.
2. Grading in the immediate vicinity of the wellhead will not direct stormwater toward the wellhead or allow stormwater to collect or infiltrate at the well casing.
3. To reduce the likelihood or impact of vertical migration from potential contamination sources, the installed well will have 40 feet of casing installed in bedrock.
4. A draft easement was included with the August 2011 application and it is understood that the adjacent property owner has been approached for securing of an appropriate easement. These efforts shall continue with all reasonable means exhausted to secure an easement which limits new potential contamination sources from portions of the SPA which are not located on property within the owner's control.

Please feel free to contact me at bethann.mccarthy@des.nh.gov or (603) 271-2949 with any questions on this approval.

Sincerely,

Bethann McCarthy

Bethann M. McCarthy, P.E.
Drinking Water and Groundwater Bureau

ec: Scott Lawler, P.E., Norway Plains Associates, slawler@norwayplains.com
Gregory D. Wirth, gwirth@gwirthlaw.com
John L. Arnold, Hinkley, Allen & Snyder LLP, jamold@hinckleyallen.com
Christopher Albert, Jones & Beach Engineers, Inc., calbert@jonesandbeach.com
Marcia Gasses, Barrington Zoning and Land Use Administrator, barrplan@metrocast.net
Rep. Len Turcotte, lenturcotte@metrocast.net
Robert Daniel, DES Drinking Water and Groundwater Bureau, robert.daniel@des.nh.gov

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Rob Tardif, DES Subsurface Systems Bureau, Robert.tardif@des.nh.gov
Gretchen Hamel, DES Legal Unit, Gretchen.Hamel@des.nh.gov
Eugene Forbes, DES Water Division Director, eugene.forbes@des.nh.gov
Sarah Pillsbury, DES Drinking Water & Groundwater Administrator, sarah.pillsbury@des.nh.gov
Rene Pelleter, DES Water Division Assistant Director, rene.pelletier@des.nh.gov

cc: George Tsoukalas, Millo's Pizza and Grill LLC

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Doc # 0032067 May 22, 2008 12:23 PM
Book 3646 Page 0381 Page 1 of 2
Register of Deeds, Strafford County

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
***** Thousand * Hundred 40 Dollars
DATE 05/22/2008 AMOUNT ST812538 $ ******40.00
VOID IF ALTERED

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that we, **George A. Calef and Arvilla T. Calef,** husband and wife, of 9 Mallego Road, Barrington, County of Strafford and State of Hampshire 03825, *for consideration paid*, grant a one-half interest to **George A. Calef and Arvilla T. Calef, Trustees of the George A. Calef Living Revocable Trust of 2008 u/t/a dated May 21, 2008** of 9 Mallego Road, Barrington, County of Strafford, State of New Hampshire 03825 and a one-half interest to **Arvilla T. Calef and George A. Calef, Trustees of the Arvilla T. Calef Living Revocable Trust of 2008 u/t/a dated May 21, 2008** of 9 Mallego Road, Barrington, County of Strafford, State of New Hampshire 03825, as tenants in common

with *QUITCLAIM COVENANTS*, the following-

A certain tract of land with the buildings thereon, situate in Barrington, County of Strafford and State of New Hampshire, bounded and described as follows:

Beginning at a bound on the easterly side of Route 125 and at the northeasterly corner of the premises herein described; thence turning and running south fifty-one degrees seventeen minutes east (S 51° 17′ E), one hundred fifty and sixty-seven hundredths (150.67) feet by land now or formerly of Warren Boyle to a stake in the ground at land now or formerly of the Strafford Savings Bank; thence turning and running south twenty-eight degrees forty-one minutes west (S 28° 41′ W), one hundred two and sixty-four hundredths (102.64) feet by land of said Bank to an iron pipe; thence turning and running north fifty-eight degrees thirty-five minutes west (N 58° 35′ W), one hundred fifty and no hundredths (150.00) feet by land of said Bank to an iron pipe at said Route 125; thence turning and running northeasterly along Route 125 on the following courses, namely:

N 28° 41′ E	25.00 feet
N 28° 41′ E	75.00 feet
N 28° 41′ E	10.00 feet
N 34° 35′ E	14.30 feet

to the point of beginning, containing 17,190 square feet.

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Meaning and intending to convey Lot No. 4 as depicted on a plan entitled "Revised boundary survey, Waldron B. Haley, Barrington, N.H." dated January, 1976 by Frederick E. Drew Associates and recorded in Strafford County Records as Plan 17A-27.

Meaning and intending to describe and convey the same premises conveyed to George A. Calef and Arvilla T. Calef by Warranty Deed of Waldron B. Haley and Grace M. Haley dated May 31, 1983, recorded in the Strafford County Registry of Deeds in Book 1103, Page 318.

We, George A. Calef and Arvilla T. Calef, Grantors, hereby release to Grantee all rights of homestead and other interests therein.

This is a transfer to a living revocable trust.

Executed as of this 21st day of May, 2008.

George A. Calef

Arvilla T. Calef

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD May 21, 2008

Personally appeared the above-named George A. Calef and acknowledged the foregoing instrument to be his free and voluntary act and deed. Before me,

Simone D. Masse
Commissioner of Deeds
My Commission Expires: 11/29/11

SIMONE D. MASSE COMMISSIONER MY COMMISSION EXPIRES NOV. 29, 2011 NEW HAMPSHIRE OF DEEDS

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD May 21, 2008

Personally appeared the above-named Arvilla T. Calef and acknowledged the foregoing instrument to be her free and voluntary act and deed. Before me,

Simone D. Masse
Commissioner of Deeds
My Commission Expires: 11/29/11

SIMONE D. MASSE COMMISSIONER MY COMMISSION EXPIRES NOV. 29, 2011 NEW HAMPSHIRE OF DEEDS

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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.

MAP/LOT	APPLICANTS
238/5	George & Arvilla Calef; 35 Mallego Road; Barrington, NH 03825

MAP/LOT	ABUTTERS
235/5	Barrington Pines, LLC; P. O. Box 60; Center Strafford, NH 03815
238/3	Linda L. C. Svenson; P. O. Box 10; Barrington, NH 03825
238/4	Three Socios, LLC; 321D Lafayette Road; Hampton, NH 03842
238/6	CREJV Five Branch Holdings, LLC c/o Ryan; P. O. Box 460049; Houston, TX 77056
238/7	George Tsoukalas; P. O. Box 684; Barrington, NH 03825

PROFESSIONAL CONTACTS

Joel D. Runnals, LLS; Norway Plains Associates, Inc.; P. O. Box 249, Rochester, NH 03866-0249

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GEORGE & ARVILLA CALEF
35 MALLEGO ROAD
BARRINGTON, NH 03825

BARRINGTON PINES, LLC
P. O. BOX 60
CENTER STRAFFORD, NH 03815

LINDA L.C. SVENSON
P. O. BOX 10
BARRINGTON, NH 03825

THREE SOCIOS, LLC
321D LAFAYETTE ROAD
HAMPTON, NH 03842

CREJV FIVE BRANCH HOLDINGS, LLC
C/O RYAN
P. O. BOX 460049
HOUSTON, TX 77056

GEORGE TSOUKALAS
P. O. BOX 684
BARRINGTON, NH 03825

JOEL D. RUNNALS, LLS
NORWAY PLAINS ASSOCIATES, INC.
P. O. BOX 249
ROCHESTER, NH 03866-0249

GEORGE & ARVILLA CALEF
35 MALLEGO ROAD
BARRINGTON, NH 03825

BARRINGTON PINES, LLC
P. O. BOX 60
CENTER STRAFFORD, NH 03815

LINDA L.C. SVENSON
P. O. BOX 10
BARRINGTON, NH 03825

THREE SOCIOS, LLC
321D LAFAYETTE ROAD
HAMPTON, NH 03842

CREJV FIVE BRANCH HOLDINGS, LLC
C/O RYAN
P. O. BOX 460049
HOUSTON, TX 77056

GEORGE TSOUKALAS
P. O. BOX 684
BARRINGTON, NH 03825

JOEL D. RUNNALS, LLS
NORWAY PLAINS ASSOCIATES, INC.
P. O. BOX 249
ROCHESTER, NH 03866-0249

Map: 000238 Lot: 000005 Sub: 000000 Card: 1 of 1 495 CALEF HWY BARRINGTON Printed: 04/23/2015

PICTURE

OWNER

CALEF GEORGE & ARVILLA
(2) 1/2 INT IN ARVILLA/GEO LIV
35 MALLEGO RD

BARRINGTON, NH 03825-3642

TAXABLE DISTRICTS

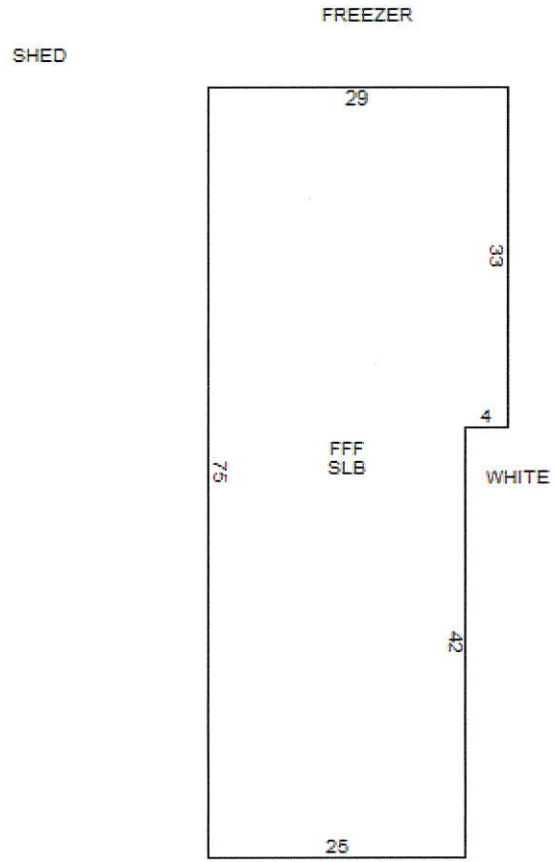
District	Percentage

PERMITS

Date	Permit ID	Permit Type	Notes
04/23/14	2014-00042	ALTERATION	VINYL SIDING

BUILDING DETAILS

Model: **1.00 STORY FRAME CONVMRKT**
Roof: **GABLE HIP/PREFAB METALS**
Ext: **VINYL SIDING**
Int: **DRYWALL**
Floor: **LINOLEUM OR SIM**
Heat: **WOOD/COAL/NONE**
Bedrooms: Baths: **0.5** Fixtures: **2**
Extra Kitchens: Fireplaces:
A/C: **No** Generators:
Quality: **A0 AVG**
Com. Wall:
Size Adj: **1.2246** Base Rate: **CCS 77.00**
Bldg. Rate: **1.0595**
Sq. Foot Cost: **$ 81.58**



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	2007	1.00	2007
SLB	SLB	2007	0.05	100
		4,014		**2,107**

2014 BASE YEAR BUILDING VALUATION

Market Cost New:		**$ 171,889**
Year Built:		**1964**
Condition For Age:	AVERAGE	**18 %**
Physical:		
Functional:		
Economic:		
Temporary:		
Total Depreciation:		**18 %**
Building Value:		**$ 140,900**

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Map: 000238 Lot: 000005 Sub: 000000 Card: 1 of 1 495 CALEF HWY BARRINGTON Printed: 04/23/2015

OWNER INFORMATION

CALEF GEORGE & ARVILLA
(2) 1/2 INT IN ARVILLA/GEO LIV
35 MALLEGO RD

BARRINGTON, NH 03825-3642

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/22/2008	3646	381	U I 38		CALEF GEORGE & ARVILLA

PICTURE

LISTING HISTORY

10/17/14	BHPR
09/10/14	MWRR
03/26/14	BHCL
02/12/09	SSRL
12/12/07	DJRM
02/02/04	DCRL
12/27/02	DWRM

NOTES

OLD MAP & LOT #: 015-0006-000B. 09' SHARES WELL, NO HEAT IN REAR HALF OF STORE (F/K/A 352 RT 125) "GEORGE CALEF FINE FOODS"- ROOF 8 TO 10 YRS, ORIG WINDOWS, NO HT HOOK UP IN BLDG- HAS BEEN DISCONNECTED, EXISTING HT IS FROM STORE COMPRESSORS 2 VINYL SHEDS NV, 9/14 GD COND - WORK DONE AFTER 4/14; 10/14- VINYL SHEDS ARE 15X8 AND 10X7

EXTRA FEATURES VALUATION

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
PAVING	6,275	1 x 6275	63	1.00	100	3,953	
WALK IN COOLER	100	10 x 10	220	50.00	50	5,500	
WALK IN COOLER	64	8 x 8	310	50.00	50	4,960	
FREEZER	140		100	50.00	50	3,500	10X14
						17,900	

MUNICIPAL SOFTWARE BY AVITAR

BARRINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2013	$ 139,300	$ 4,600	$ 214,800
		Parcel Total:	$ 358,700
2014	$ 139,300	$ 19,200	$ 161,500
		Parcel Total:	$ 320,000
2015	**$ 140,900**	**$ 17,900**	**$ 161,500**
		Parcel Total:	**$ 320,300**

LAND VALUATION

Zone: COMMERCIAL 1 - 125 **Minimum Acreage:** 2.00 **Minimum Frontage:** 200 **Site:** AVERAGE **Driveway:** PAVED **Road:** PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	0.398 ac	161,456	1	100	100	100	100		100	161,500	0	N	161,500	
	0.398 ac									161,500			**161,500**	

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