Project Application
Land Use Department

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

240-15.1,2,5,6,8,9,10 + 11-NR-13-waiver

Case Number: _____ **Project Name:** Fisheye Properties, LLC **Date** 9/12/13

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 ____ Special Permit ____
Change of Use ____ Extension for Site Plan or Subdivision Completion ____
Amendment to Subdivision/Site Plan Approval _X_ Other ____

Project Name: FISHEYE PROPERTIES LLC **Area** (Acres or S.F) _____
Project Address: YOUNG ROAD
Current Zoning District(s): NEIGHBORHOOD RES. **Map(s)** 240 **Lot(s)** 15.1,2,5,6.
Request: 8, 9, 10 & 11 - WAIVER REQUEST OF 17.1.1 UNDERGROUND UTILITIES

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: FISHEYE PROPERTIES LLC
Company
Phone: Fax: E-mail:
Address: PO BOX 250 UNION NH 03887

Applicant (Contact): DAVID W. VINCENT, LLS
Company LAND SURVEYING SERVICES
Phone: 603-664-5786 Fax: 603-664-3274 E-mail: d.vincent@landsurveyingservices.n
Address: 19 MORGANS WAY BARRINGTON, NH 03825

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

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

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

Owner Signature Applicant Signature

Staff Signature Date

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Revised 12-07-2011

TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME FISHEYE PROPERTIES LLC CASE FILE NUMBER 10/610

PROJECT LOCATION YOUNG ROAD

DATE OF APPLICATION

Property Details:

Single-Family (Residential) Multi-Family Residential Commercial Industrial

Current Zoning: NEIGHBORHOOD RES Lot Area Size 20 +/- ACRES. (8 LOTS)

Setbacks: Front 40 Side 30 Rear 30

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.

TO AMEND THE APPROVED SUBDIVISION TO REQUEST A WAIVER TO ARTICLE 19.1.1 TO ALLOW OVERHEAD UTILITIES FROM EXISTING UTILITY POLES ON YOUNG ROAD TO SERVE REMAINING LOTS OWNED BY FISHEYE PROPERTIES THEIR SUCCESSORS and ASIGNS.

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Fisheye Properties LLC
PO Box 250
Union, NH 03887

August 15, 2012

Town of Barrington
Planning Board
PO Box 660
Barrington, NH 03825

Re: Lot Line Adjustment – Fisheye Properties LLC
Young Road, Barrington, NH

To Whom it May Concern;

I, Paul Thibodeau, member of Fisheye Properties, LLC, of 15 County Farm Cross Road, City of Dover, State of New Hampshire, hereby authorize David W. Vincent, LLS, of Land Surveying Services, located at 19 Morgans Way, Town of Barrington, State of New Hampshire, his employees or assigns, to represent us at any public hearing or public department regarding the submittal, review and approval of the development of our property.

Signed:

Paul Thibodeau

ON FILE FROM
PREVIOUS APPLICATION

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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): FISHEYE PROPERTIES LLC #10/610

Case Number: #10/610

Site Location: YOUNG ROAD

Zoning District(s): NEIGHBORHOOD RES.

Owner (s): FISHEYE PROPERTIES LLC

Address of Owner(s): PO BOX 250

Address Line 2: UNION NH 03887

Name of Applicant (if different from owner): DAVID W. VINCENT, LLS

Phone Number 603-664-5786 Email dwvincent@landsurveyingservices.net

Land Surveyor: DAVID W. VINCENT

I DAVID W. VINCENT seek the following waiver to the Town of Barrington Subdivision Regulations for the above case submittal: 17.1.1 UNDERGROUND UTILITIES. THIS SUBDIVISION IS A FRONTAGE SUBDIVISION located ON YOUNG ROAD, which has existing UTILITY POLES located ON BOTH SIDES OF THE ROAD. FOUR OF THE DEVELOPED LOTS WERE ALLOWED TO HAVE OVERHEAD UTILITIES, when the lots were developed. THE CONDITIONS OF THE SOILS (LARGE BOULDERS & LEDGE) IS NOT CONDUCIVE TO ECONOMICALLY install underground utilities ON THE REMAINING LOTS. ALLOWING THE OVERHEAD UTILITIES will be CONSISTENT WITH ALL THE LOTS THAT HAVE FRONTAGE ON YOUNG ROAD.

9-11-13

Signature of Owner/Applicant Date

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Revised 07/27/2011

ARTICLE 17 - UTILITY DESIGN STANDARDS

17.1 Utility Structures

The applicant proposing a subdivision shall insure the installation of all electric, telephone, and other utility distribution lines per specifications of the public utility companies involved, and easements required for transformer units shall be provided by the developer.

17.1.1 Underground Utilities

All utilities shall be installed underground. The subdivider shall install all necessary mains, branch offsets to each lot, and fire hydrants or other fire protection measures required in accordance with Section 14.5.

17.1.2 Waivers

Where a waiver is requested to the above, an alternate plan shall be approved that minimizes the visual impact of the utility structures, and provides for tree growth in accordance with Article 20.

17.2 Utility Easements

- All easements dedicating rights to the Town of Barrington are subject to review and approval by the Board and Town Counsel, and any other town agent or body that the Board and/or Counsel deem necessary.
- Where the topography is such as to make difficult the inclusion of any utilities or other facilities within the road rights-of-way, the subdivision plan shall show the boundaries of the proposed permanent easements over or under private property. Such easements shall not be less than twenty- five (25) feet in width and shall have satisfactory access to existing or proposed rights-of-way.
- Where a proposed residential development is traversed by a watercourse or drainage way, the Board may require a stormwater easement or drainage right-of-way of at least twenty-five (25) feet in width.

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ABUTTERS LIST

Fisheye Properties LLC
Tax Map 240 / Lots 15-1, 15-2, 15-5,15-8,15-9,15-10 & 15-11
Young Road
Barrington, NH

Applicant/Owner
Fisheye Properties LLC
PO 250
Union, NH 03887

Abutters
Map 233 / Lot 45
Roland & Cora Gregoire
PO Box 293
Barrington, NH 03825

Map 233 / Lot 46
Ernest 39 Holdings LLC
26 Tidewater Farm Road
Greenland, NH 03840

Map 233 / Lot 47
Sharon McKinney
11 Penny Lane
Barrington, NH 03825

Map 233 / Lot 48
David & Debra Barry
19 Penny Lane
Barrington, NH 03825

Map 233 / Lot 49
Kristen Gillis
Curtis Quimby
27 Penny Lane
Barrington, NH 03825

Map 233 / Lot 62
Kenneth Nienhouse
68 Moore Avenue
Waldwick, NJ 07463

Map 240 / Lot 8
Norma Bearden
220 Honeysuckle Trail
Anniston, AL 36207

Map 240 / Lot 15
Fisheye Properties LLC
PO 250
Union, NH 03887

Map 240 / Lot 15-3
Kevin & Jessica Carson
64 Young Road
Barrington, NH 03825

Map 240/ Lot 15-4
Jeffrey Cole Builders LLC
50 Stevens Hill Road
Nottingham, NH 03290

Map 240 / Lot 15-7
James & Elaine O'Donnell
112 Young Road
Barrington, NH 03825

Map 240 / Lot 15-12
Christopher & Anne Alix
PO Box 142
Barrington, NH 03825

Map 240 / Lot 16
Margaret Scott
40 Young Road
Barrington, NH 03825

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Land Surveyor
David W. Vincent, LLS
Land Surveying Services
19 Morgans Way
Barrington, NH 03825

Wetland/Soil Scientist
John P. Hayes, III
Environmental Consultant
33 3rd Street, Apt. 2
Dover, NH 03820

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)	☒	☐		

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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)	☐	☒		

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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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)	☒	☐		
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7. Drainage structure(s):	☐	☒		
8. Outlet protection riprap apron	☐	☒		
9. Level spreader	☐	☒		
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11. Typical section at detention basin	☐	☒		
12. Typical pipe trench	☐	☒		
13. Fire protection details	☒	☐		
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15. Construction Notes	☐	☐		
a. Construction sequence	☒	☒		
b. Erosion control notes	☒	☐		
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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: Paul Thibodeau / Member Fisheye LLC

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: Paul Rousseau / Member Fisheye LLC

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