

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: 254-1011 RC-14-SR Project Name: 914 Calef Highway Date 11/12/2014

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 ___ Other ___

Project Name: 914 CALEF HIGHWAY Area (Acres or S.F) ___
Project Address: 914 CALEF HIGHWAY (AKA ROUTE 125)
Current Zoning District(s): RCD Map(s) 254 Lot(s) 10 + 11
Request: _____

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: 914 CALEF HIGHWAY, LLC
Company _____
Phone: 335-7290 Fax: N/A E-mail: N/A
Address: 5 PINEKNOLL DRIVE ROCHESTER NH 03867

Applicant (Contact): KEVIN MCENEANEY
Company MCENEANEY SURVEY ASSOCIATES, INC.
Phone: 742-0911 Fax: 743-3019 E-mail: Kevin@surveynh.com
Address: 24 CHESTNUT STREET DOWER, NH 03820

Developer: N/A
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Architect: N/A
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Engineer: N/A
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Barbara Irvine
Owner Signature
Staff Signature

Kevin McEnaney
Applicant Signature
Date 11/12/2014

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TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME 914 CALEF HIGHWAY CASE FILE NUMBER 254-10-RC-14-SR
PROJECT LOCATION 914 CALEF HIGHWAY (AKA ROUTE 125)
DATE OF APPLICATION NOVEMBER 12, 2014

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: RC Lot Area Size 2.32 AC.

Setbacks: Front 75' Side 30' Rear 30'

Parking Spaces Required: 5 Parking Spaces Provided: 6

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

This application is for a change of use on an existing 2800 s.f., one story, commercial structure located at 914 Calef Highway (aka Route 125). The building is located in the Regional Commercial Zoning District, on a 2.32 acre parcel as shown on Assessor's Map 254, Lot 10. Access to this structure is by a paved driveway from Route 125.

The subject building was formerly used as a cabinet shop, having only one employee, the owner. The proposed use is for an appliance repair shop which would have 2 employees, the owner and his wife.

Per Section 4.9.13(2), of the Barrington Site Review Regulations, Table 6 (Parking Standards by Use) the required parking spaces for the RC Zoning District for a repair shop would be 1 space per 600 s.f. of gross floor area. Given that the subject building is 2800 s.f., the parking requirement for this proposed use would be 5 spaces. The existing paved parking area in front of the building is sufficient in size to accommodate 6 parking spaces, and therefore fulfills this requirement.

~~Additionally, there is a request for an approval to place a proposed 60KW generator with concrete pad behind the Good and Plenty Restaurant as shown on the attached plan.~~

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914 Calef Highway Case #254-10~~0~~-RC-14-SR

**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:					
<input type="checkbox"/> Lot Line Relocation See Section I & II	<input checked="" type="checkbox"/> Site Plan See Sections I & II	<input type="checkbox"/> Subdivision Plan See Sections I, II, III, IV & V	Provided	NA	
Section I. General Requirements					
1. Completed Application Form			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Complete abutters list			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Payment of all required fees			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. <u>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</u>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Copies of any proposed easement deeds, protective covenants or other legal documents			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Any waiver request(s) submitted with justification in writing			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Technical reports and supporting documents (see Sections IX & X of this checklist)			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Completed Application Checklist			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Section II. General Plan Information					
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Title block information:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Drawing title			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Name of subdivision			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Location of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Tax map & lot numbers of subject parcel(s)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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

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APPLICATION AGREEMENT

N/A

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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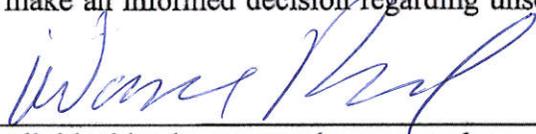
914 Calef Highway - Casett 254-1010 (C-14-SR)

Application Checklist

Barrington Subdivision Regulations

(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



200' Abuttes List Report

Barrington, NH
November 04, 2014

914 Calef Highway
Case # 254-1000 - RC-14-SR

Subject Property:

①

Parcel Number: 254-0010
CAMA Number: 254-0010
Property Address: 914 CALEF HWY

Mailing Address: 914 CALEF HIGHWAY LLC
5 PINEKNOLL DR
ROCHESTER, NH 03867

Abutters:

②

Parcel Number: 250-0001
CAMA Number: 250-0001
Property Address: CALEF HWY

Mailing Address: BORODAVCHUK VLADIMIR & CHRISTI
TRS REV FAM TR
14 WINKLEY POND RD
BARRINGTON, NH 03825

③

Parcel Number: 254-0001
CAMA Number: 254-0001
Property Address: 927 CALEF HWY

Mailing Address: ANDERSON TR JOHN & KEN BIRCH HILL
EST RE TR
C/O J&M ANDERSON PO BOX 1194
ALTON, NH 03809

④

Parcel Number: 254-0007
CAMA Number: 254-0007
Property Address: 28 IVY LN

Mailing Address: JEWETT EDWARD
32 HARRIMAN HILL RD
RAYMOND, NH 03077

⑤

Parcel Number: 254-0008
CAMA Number: 254-0008
Property Address: 924 CALEF HWY

Mailing Address: GORMAN DONNA
924 CALEF HWY
BARRINGTON, NH 03825

Parcel Number: 254-0009
CAMA Number: 254-0009
Property Address: CALEF HWY

Mailing Address: 914 CALEF HIGHWAY LLC
5 PINEKNOLL DR
ROCHESTER, NH 03867

OWNER
OF
SUBJECT
PARCEL

Parcel Number: 254-0011
CAMA Number: 254-0011
Property Address: 904 CALEF HWY

Mailing Address: PICARD ENT WAYNE GOOD & PLENTY
RESTAURANT
5 PINEKNOLL DR
ROCHESTER, NH 03867

Parcel Number: 254-0012
CAMA Number: 254-0012
Property Address: 898 CALEF HWY

Mailing Address: PICARD PROPERTIES LLC
5 PINEKNOLL DR
ROCHESTER, NH 03867

⑥

SURVEYOR: MCENEANEY SURVEY ASSOCIATES
24 CHESTNUT STREET
DOVER NH 03820

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www.cai-tech.com

11/4/2014

The property data available on this site is updated periodically. The Town of Barrington makes no warranties with regard to its accuracy or completeness and assumes no liability associated with the use of this data.

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