



BERRY SURVEYING & ENGINEERING

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

Town of Barrington Planning Board
Town of Barrington
333 Calef Highway
Barrington, NH 03825

December 1, 2015

Dear Chairperson & Members of the Barrington Planning Board:

This letter is a formal waiver request to accompany plans prepared by Berry Surveying & Engineering, for Wayne Noyes and Generator Connection, in their effort to construction 24' wide metal shed roofs off the rear of their existing structure located at 1057 Calef Highway.

By delivery of this letter, Berry Surveying & Engineering hereby requests that the Planning Board waive the requirements of item #18, 25a, b, c, & #31 of the Site Plan Checklist which requires topography and existing features of the lot, a boundary survey of the entire parcel, and require and updated wetlands delineate and stamp. It is our assessment that the Barrington Planning Board reviewed the project site in depth at the time of approval and at the time this information was not required of the application. The mere addition of some shed roofs over the existing impervious surface does not, in our opinion, trigger the need to further topographic or boundary investigation. Lastly, the wetlands have been shown and certification provided on prior plans, and therefore further certification should not be required. All other aspects of the site plan checklist have either been provided under the prior review or has been added to the submitted plan.

Thank you for your time and attention to this letter. Please do not hesitate to contact me with any questions you may have.

Sincerely,


BERRY SURVEYING & ENGINEERING
Christopher R. Berry
Principal, President

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Abutters List

Owner:

Tax Map 263, Lot 6

Wayne Noyes
PO Box 471
Barrington, NH 03825
Book 3436, Page 330

Abutters:

Tax Map 263, Lot 5

Penny Savage
733 Deering Rd
Weare, NH 03821

Tax Map 263, Lots 7

Gibb Fam Trs
Richard & Catherine Trs
71 Old Mill Rd
Lee, NH 03824
Book 3247, Page 650

Tax Map 263, Lot 8

William & Bonnie Rollins
31 New Town Pains Rd
Barrington, NH 03825
Book 2965, Page 61

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Tax Map 263, Lot 9

Liggett Re Tr
Steven Slovenski
117 Hayes Rd
Durham, NH 03824

Tax Map 263, Lot 30

Peter C Rhoades
1048 Calef Hwy
Barrington, NH 03825

Tax Map 263, Lot 4

Computer Resources LLC
P O Box 60
Barrington, NH 03825

Professionals:

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

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TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME GENERATOR CONNECTION

CASE FILE NUMBER dl3-6-RC-15-SR/Wayne

PROJECT LOCATION 1057 CALEF HIGHWAY

DATE OF APPLICATION DECEMBER 1, 2015

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: REGIONAL COMMERCIAL Lot Area Size 10.64 ACRES

Setbacks: SDA OVERLAY
Front Side Rear

Parking Spaces Required: EXISTING SITE Parking Spaces Provided: EXISTING SITE NOT CHANGING

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

GENERATOR CONNECTION / WAYNE NOYES IS LOOKING TO ADD COVERED ROOFS OVER THE EXISTING IMPERVIOUS SURFACE AT THE REAR OF THE EXISTING BUILT OUT COMMERCIAL SITE. THIS SITE RECEIVED APPROVAL FOR CONSTRUCTION IN 2007, AND WAS PROMPTLY BUILT. MANY OF THE ITEMS ON THE CHECKLIST ARE MARKED AS PROVIDED WHEREAS THEY WERE PROVIDED UNDER THE PRIOR APPLICATION. THERE IS NO CHANGE IN SURFACE TYPE ON THE PARCEL, AND WE HAVE PROVIDED A TURNING TEMPLATE TO THE APPLICANT AND THE BOARD TO ENSURE FIRE TRUCK ACCESS IS STILL MAINTAINED.

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Project Application

Land Use Department

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

263-60 AC-15-SR/Waiver
Case Number: _____

Project Name: install metal roof

Date 12/2/2015

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: GENERATOR CONNECTION Area (Acres or S.F) 10.64

Project Address: 1057 CALEF HIGHWAY

Current Zoning District(s): REGIONAL COMMERCIAL Map(s) 263 Lot(s) 6

Request: WITH SDA OVERLAY

INSTALL TWO METAL SHED ROOFS ON THE BACK OF AN EXISTING BUILDING OVER EXISTING PAVEMENT AREAS

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: WAYNE NOYES

Company GENERATOR CONNECTION

Phone: 603-664-4004 Fax: _____ E-mail: _____

Address: _____

Applicant (Contact): CHRISTOPHER R. BERRY

Company BERRY SURVEYING & ENGINEERING

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

Address: 335 SECOND CROWN POINT ROAD, BARRINGTON, NH 03820

Developer: _____

Company _____

Phone: _____ Fax: _____ E-mail: _____

Address: _____

Architect: _____

Company _____

Phone: _____ Fax: _____ E-mail: _____

Address: _____

Engineer: BERRY SURVEYING & ENGINEERING

Company DAVID A. BERRY

Phone: _____ Fax: _____ E-mail: _____

Address: _____

Owner Signature
Barbara Irwin
Staff Signature

Applicant Signature
12/2/2015
Date

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Applicant: Generator Connection Case # 263-6-RC-15-SA/Walker

**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:		Provided	NA		
<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				
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 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Completed Application Checklist		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Section II: General Plan Information					
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations		<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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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Application Checklist

Barrington Subdivision Regulations

e. Name & address of owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Date of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Scale of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
h. Sheet number	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
i. Name, address, & telephone number of design firm	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
l. Name and address of applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Revision block with provision for amendment dates	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Planning Board approval block provided on each sheet to be recorded	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Certification block (for engineer or surveyor)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6. Match lines (if any)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Zoning designation of subject parcel(s) including overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Minimum lot area, frontages & setback dimensions required for district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
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."	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
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."	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Note identifying which plans are to be recorded and which are on file at the town.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
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."	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14. North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
16. Plan and deed references	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
17. The following notes shall be provided:	<input type="checkbox"/>	<input type="checkbox"/>		
a. Purpose of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Existing and proposed use	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Water supply source (name of provider (company) if offsite)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Zoning variances/special exceptions with conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e. List of required permits and permit approval numbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Vicinity sketch showing 1,000 feet surrounding the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Plan index indicating all sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
18. Boundary of entire property to be subdivided	<input checked="" type="checkbox"/>	<input type="checkbox"/>		W
19. Boundary monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Monuments found	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Map number and lot number, name addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Monuments to be set	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
20. Existing streets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Name labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Status noted or labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Right-of-way dimensioned	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Pavement width dimensioned	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
21. Municipal boundaries (if any)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

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Application Checklist

Barrington Subdivision Regulations

22. Existing easements (identified by type)	<input checked="" 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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
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 checked="" 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 type="checkbox"/>		
25. Wetland delineation (including Prime Wetlands):	<input type="checkbox"/>	<input type="checkbox"/>		
a. Limits of wetlands	<input type="checkbox"/>	<input type="checkbox"/>		
b. Wetland delineation criteria	<input type="checkbox"/>	<input type="checkbox"/>		
c. Wetland Scientist certification	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
e. Paved drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Gravel drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
29. Location & name (if any) of any streams or water bodies	<input checked="" type="checkbox"/>	<input 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)				
1. Surveyor's stamp and signature by Licensed Land Surveyor	<input type="checkbox"/>	<input type="checkbox"/>		
2. Proposed lot configuration defined by metes and bounds	<input type="checkbox"/>	<input type="checkbox"/>		
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	<input type="checkbox"/>	<input type="checkbox"/>		
a. Drainage easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
b. Slope easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
c. Utility easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
d. Temporary easement(s) (such as temporary turnaround)	<input type="checkbox"/>	<input type="checkbox"/>		
e. Roadway widening easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
f. Walking trail easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other easement(s) Note type(s)	<input type="checkbox"/>	<input type="checkbox"/>		
4. Area of each lot (in acres & square feet):	<input type="checkbox"/>	<input type="checkbox"/>		
a. Total upland(s)	<input type="checkbox"/>	<input type="checkbox"/>		

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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: Wayne [Signature]

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

_____ (date of adoption)

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