BERRY SURVEYING & ENGINEERING
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June 23, 2014

Town of Barrington
Planning Board
333 Calef Highway (Route 125)
Barrington, NH 03825

RE: Project Narrative
Carbaugh Subdivision, Second Crown Point Road

Dear Chairman & Board Members:

Joseph and Virginia Carbaugh are proposing a back-lot subdivision of their property at 282 Second Crown Point Road, Barrington, NH. The 10.52 acre parcel is currently known as Tax Map 203, Lot 7 and includes land on both sides of the Berry River.

The proposed subdivision would divide a 4.19 acre building lot on the back side of the Berry River and driveway access would be from Second Crown Point Road on the very southeasterly corner of the property. Although the back-lot subdivision is slated to have 50 feet of frontage on the Class 5 road, the terrain is very steep and there are historical stonewalls adjacent to Second Crown Point Road. There is a 10 foot drop from a natural ridgeline down to the roadway within a 30 foot distance, or 33% slope. Although a driveway could be physically constructed in this location, it would be extremely disruptive to the slope and adjacent stonewalls. The driveway would also be within 40 feet of the guard rails that protect the travelled way for the major culvert which traverses the Berry River.

A reasonable alternative to placing the driveway within the proposed frontage would be the utilization of the abutting driveway / right-of-way. The driveway is currently being used by the owners of Lot 8, Tax Map 203, and Lot 76, Tax Map 101, both currently owned by a trust for Scott and Darlene Doughty. Mr. Carbaugh has also been using the driveway for logging and firewood access to the property by permission. The trustees of Tax Map 101, Lot 76 are willing to provide an easement for the expanded use of this driveway. A Special Exception was granted by the Zoning Board of Adjustment to allow the driveway to access the lot from a side lot line.

An application for a 9.6 Conditional Use has been submitted to the Planning Board to allow the proposed driveway to be located between the Berry River Shoreland

Protection setback and woodland jurisdictional wetlands. The proposed driveway generally follows a wood road that has been used by the current owner and his grantor. The woods road has been used for logging and firewood purposes basically on an annual basis. Erosion and Sediment Control measures will be installed to prevent the alteration of or impact to the adjacent wetland. There will be not trees cut on the slopes adjacent to the Berry River and no surface water runoff will be routed onto the adjacent slopes.

We look forward to representing the proposal to the Planning Board and addressing both the minor subdivision and 9.6 Conditional Use applications. Please feel free to contact us in the interim.

Very truly yours,
BERRY SURVEYING & ENGINEERING

Kenneth A. Berry, PE, LLS, JP
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