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: 238-51-TC-15-SR/Sign **Project Name:** 614 FPH Real Estate, LLC **Date** 2/10/2015

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

Project Name: *Site Plan prepared for 614 FPH Real Estate, LLC*
Project Address: *614 Franklin Pierce Highway, Barrington, NH*
Current Zoning District(s): *Town Center* **Map(s)** *238* **Lot(s)** *51* Acre .51
Request: *The purpose of this plan is to convert 614 FPH from a residential use to a commercial use.*

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: *614 FPH Real Estate, LLC*
Company: *614 FPH Real Estate, LLC*
Phone: *603-664-2231* Fax: _____ E-mail: *Greg@Calef's.com*
Address: *PO Box 57, Barrington, NH 03825*

Applicant (Contact): *Joel D. Runnals*
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*

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

Land Surveyor: *Joel D, Runnals, LLS*
Company: *Norway Plains Associates, Inc.*
Phone: _____ Fax: _____ E-mail: _____
Address: _____

_____ Owner Signature

Joel D Runnals Applicant Signature

Barbara Irwine Staff Signature

2/10/2015 Date

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Revised 12-07-2011

TOWN OF BARRINGTON - LAND USE DEPARTMENT

Project Narrative:

Project Name: 614 Franklin Pierce Highway Case File # 238-51-TC-~~SB~~-SR

Project Location: 614 Franklin Pierce Highway

Date of Application: February 11, 2015

Property Details:

Existing Single Family Residential

Current Zoning: Town Center Lot Area Size: 21,905 Sq. Ft.

Setbacks; Front= 20' Side= 15' Rear= 15'

Parking Spaces Required: 7 spaces Parking Spaces Provided: 7+ spaces

Description of the project, it's purpose and intent:

We intend to covert the existing building located at 614 Franklin Pierce Highway to commercial use and occupy the existing building with a light office tenant or tenants and or retail use on the ground floor. No changes are planned to the outside of the existing building other than necessary cosmetic work and light repairs. The existing foot print of the building will be maintained.

Planned changes to the interior include cosmetic work and the necessary upgrades to comply with the town of Barrington building codes.

We anticipate locating an approved sign on the property as shown on the drawings by Norway Plains. We have made application for a driveway permit with NHDOT which is pending. A copy of the approved driveway permit will be delivered to the Land Use office. The plan shows a proposed planter that will eliminate the westerly driveway entrance per request of NHDOT. The parking will be in the existing parking areas shown on the Site Plan including the shared parking area in the rear of the Calef's Country Store.

The parking requirements for Office Use / Office Building/ First Floor Retail = 7 spaces
First floor (minus the garage) = 900sf / (retail use 1 space per 250sf) = 4 spaces
Second floor = 900sf / (office use 1 space per 300sf) = 3 spaces
Total required parking spaces = 7 spaces

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FEES:
Application $150.00
Public Notice: 75.00 per submission
Abutters @_____X $7.00 each=____
Other_____
Total Received: $____Cash___ Check#_____

SIGN PERMIT APPLICATION PLANNING BOARD
TOWN OF BARRINGTON
PO Box 660; 333 Calef Highway
Barrington, New Hampshire 03825

Project Address: 614 Franklin Pierce Highway **Map** 238 **Lot** 51
Project/Business Name: 614 FPH **Current Zoning District(s)** _____
Name of Applicant: Greg Bolton
Address: 614 Franklin Pierce Highway PO Box 57
Telephone: 603 664-2231 **Email:** Greg@chefs.com
Name of Project/Business Owner: Greg Bolton
Address: PO Box 57 Barrington NH 03825
Telephone: 664-2231 **Email:** Greg@chefs.com
Sign Contractor: _____
Address _____
Telephone: _____ **Email:** _____
Written Authorization of Property Owner _____
Location of proposed sign on plan **Illuminated Yes** ___ **No**___

Type of Sign: (circle all that apply)
☑ New Sign ☐ Existing Sign-Replacement ☐ Existing Sign-Renovations/Changes/Expansion

Proposed Sign: ☐

Free Standing Building Mounted Awning ☐ Banner☐
One-Sided Two-sided ☐ Permanent lettering Manually changeable lettering
Home Business/Occupation ☐Temporary-Purpose _____Dates: From _____To_____
Park/Business Complex Sign

New Sign Dimensions:

Height-Feet_____Inches_____
Width- Feet_____Inches_____
Distance from ground to top of the sign: _____

Lighting: Non-illuminated ☐ Externally illuminated

(Electrical permit required for electrical signs. Lighting shall not impact abutters and/ or traffic.)

The undersigned guarantees that the proposed work will be done in accordance with above statements and all work associated will be in accordance with all applicable Town Ordinances and regulations.

Owner Signature **Applicant Signature**

Barbara Irwin 2/10/2015
Staff Signature **Date**

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 Rev 09/13/2011

Sketch location on lot with ALL SETBACKS

(Attach a sketch of proposed sign showing the color breakdown)

The undersigned guarantees that the proposed work will be done in accordance with above statements and all work associated will be in accordance with all applicable Town Ordinances and Regulations.

Owner Signature	**Applicant Signature**
Barbara Irwin	2/10/2015
Staff Signature	**Date**

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Subdivision 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: **Site Plan** **See Section I & II**				
	Provided	**NA**		
Section I. **General Requirements**				
1. Completed Application Form	X	☐		
2. Complete abutters list	X	☐		
3. Payment of all required fees	X	☐		
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	X	☐		
5. Copies of any proposed easement deeds, protective covenants or other legal documents	☐	X		
6. Any waiver request(s) submitted with justification in writing	☐	X		
7. Technical reports and supporting documents (see Sections IX & X of this checklist)	☐	X		
8. Completed Application Checklist	X	☐		
Section II. **General Plan Information**				
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations	X	☐		
2. Title block information:	X	☐		
a. Drawing title	X	☐		
b. Name of subdivision	X	☐		
c. Location of subdivision	X	☐		
d. Tax map & lot numbers of subject parcel(s)	X	☐		
e. Name & address of owner(s)	X	☐		
f. Date of plan	X	☐		
g. Scale of plan	X	☐		
h. Sheet number	X	☐		
i. Name, address, & telephone number of design firm	X	☐		
j. Name and address of applicant	X	☐		
3. Revision block with provision for amendment dates	X	☐		
4. Planning Board approval block provided on each sheet to be recorded	X	☐		
5. Certification block (for engineer or surveyor)	X	☐		
6. Match lines (if any)	☐	X		
7. Zoning designation of subject parcel(s) including overlay districts	X			
8. Minimum lot area, frontages & setback dimensions required for district(s)	X	☐		

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9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify100-year flood elevation, locate the elevation	X	☐		
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."	X	☐		
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."	X	☐		
12. Note identifying which plans are to be recorded and which are on file at the town.	X	☐		
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."	X	☐		
14. North arrow	X	☐		
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	X	☐		
16. Plan and deed references	X	☐		
17. The following notes shall be provided:	X	☐		
a. Purpose of plan	X	☐		
b. Existing and proposed use	X	☐		
c. Water supply source (name of provider (company) if offsite)	X	☐		
d. Zoning variances/special exceptions with conditions	☐	X		
e. List of required permits and permit approval numbers	X	☐		
f. Vicinity sketch showing 1,000 feet surrounding the site	X	☐		
g. Plan index indicating all sheets	☐	X		
18. Boundary of entire property to be subdivided	☐	X		
19. Boundary monuments	X	☐		
a. Monuments found	X	☐		
b. Map number and lot number, name addresses, and zoning of all abutting land owners	X	☐		
c. Monuments to be set	X			
20. Existing streets:	X	☐		
a. Name labeled	X	☐		
b. Status noted or labeled	X	☐		
c. Right-of-way dimensioned	X	☐		
d. Pavement width dimensioned	☐	X		
21. Municipal boundaries (if any)	☐	X		
22. Existing easements (identified by type)	☐	X		
A) Drainage easement(s)	☐	X		
B) Slope easements(s)	☐	X		
C) Utility easement(s)	☐	X		
D) Temporary easement(s) (Such as temporary turnaround	☐	X		
E) No-cut zone(s) along streams & wetlands (as may be requested by the F) Conservation Commission)	☐	X		
G) Vehicular & pedestrian access easement(s)	☐	X		
H) Visibility easement(s)	☐	X		
I) Fire pond/cistern(s)	☐	X		
J) Roadway widening easement(s)	☐	X		
K) Walking trail easement(s)	☐	X		
a) Other easement(s) Note type(s)	☐	X		
23. Designation of each proposed lot (by map & lot numbers as provided by the	☐	X		

Permit # HDES Driveway Permit # Need C.D.

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assessor)				
24. Area of each lot (in acres & square feet):	X	☐		
a. Existing lot(s)	X	☐		
b. Contiguous upland(s)	☐	X		
25. Wetland delineation (including Prime Wetlands):	☐	X		
a. Limits of wetlands	☐	X		
b. Wetland delineation criteria	☐	X		
c. Wetland Scientist certification	☐	X		
26. Owner(s) signature(s)	X	☐		
27. All required setbacks	X	☐		
28. Physical features	X	☐		
a. Buildings	X	☐		
b. Wells	X	☐		
c. Septic systems	X	☐		
d. Stone walls	☐	X		
e. Paved drives	X	☐		
f. Gravel drives	X	☐		
29. Location & name (if any) of any streams or water bodies	☐	X		
30. Location of existing overhead utility lines, poles, towers, etc.	X	☐		
31. Two-foot contour interval topography shown over all subject parcels	X	☐		
32. Map and lot numbers, name, addresses, and zoning of all abutting land owners	X	☐		
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)	☐	☐		
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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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	❒	❒		
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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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
238/51	614 FPH Real Estate, LLC, PO Box 57, Barrington, NH 03825

MAP/LOT	ABUTTERS
235/1	John & Linda Svenson, PO Box 10, Barrington, NH 03825
238/1	Bernard & Susan Bennett, 112 Walnut Street, Rochester, NH 03867
238/50	606 FPH, LLC, PO Box 57, Barrington, NH 03825
239/7	RLC Holdings, 105 Mallego Road, 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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