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: 249-2-GR-14-Sub **Project Name:** Carmichael/Bodge Subdivision **Date** 10/15/14

Staff Signature required PRIOR to submittal

PRELIMINARY APPLICATION: Preliminary Conceptual Review ____ Design Review____ Development of Regional Impact ____

FORMAL APPLICATION:
Subdivision Type: Major____ Minor X 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: BARRY & ANGELA CARMICHAEL AND CARL J. BODGE **Area** (Acres or S.F) 67.9
Project Address: 508 BEAUTY HILL ROAD
Current Zoning District(s): ~~RURAL~~ General Res (GR) **Map(s)** 249 **Lot(s)** 2
Request: SUBDIVIDE 3.00 ACRE RESIDENTIAL LOT FROM 67.9 ACRE PARENT TRACT

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: CARL J. BODGE
Company
Phone: 603-664-9793 Fax: E-mail:
Address: 508 BEAUTY HILL ROAD BARRINGTON NH 03825

Applicant (Contact): DAVID W. VINCENT
Company LAND SURVEYING SERVICES
Phone: 603-664-5786 Fax: 603-664-3274 E-mail: d.vincent@landsurveyingservices.net
Address: PO BOX 7418 ROCHESTER, NH 03839-7418

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

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

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

Carl James Bodge
Owner Signature

Applicant Signature

Staff Signature

10/15/2014
Date

Revised 12-07-2011

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** **See Section I & II** ☐ **Site Plan** **See Sections I & II** ☒ **Subdivision Plan** **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	☐	☐		PENDING
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)	☐	☒		

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22. Existing easements (identified by type)	☒	☐		
A) Drainage easement(s)	☐	☒		
B) Slope easements(s)	☐	☒		
C) Utility easement(s)	☐	☒		
D) Temporary easement(s) (Such as temporary turnaround	☐	☒		
E) No-cut zone(s) along streams & wetlands (as may be requested by the F) Conservation Commission)	☒	☐		
G) Vehicular & pedestrian access easement(s)	☐	☒		
H) Visibility easement(s)	☐	☒		
I) Fire pond/cistern(s)	☐	☒		
J) Roadway widening easement(s)	☐	☒		
K) Walking trail easement(s)	☐	☒		
a) Other easement(s) Note type(s)	☐	☒		
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	☒	☐		
24. Area of each lot (in acres & square feet):	☒	☐		
a. Existing lot(s)	☒	☐		
b. Contiguous upland(s)	☒	☐		
25. Wetland delineation (including Prime Wetlands):	☒	☐		
a. Limits of wetlands	☒	☐		
b. Wetland delineation criteria	☒	☐		
c. Wetland Scientist certification	☒	☐		
26. Owner(s) signature(s)	☒	☐		
27. All required setbacks	☒	☐		
28. Physical features	☒	☐		
a. Buildings	☐	☐	W	
b. Wells	☐	☐	W	
c. Septic systems	☐	☐	W	
d. Stone walls	☐	☐	W	
e. Paved drives	☐	☐	W	
f. Gravel drives	☐	☐	W	
29. Location & name (if any) of any streams or water bodies	☒	☐		
30. Location of existing overhead utility lines, poles, towers, etc.	☒	☐		
31. Two-foot contour interval topography shown over all subject parcels	☐	☐	W	
32. Map and lot numbers, name, addresses, and zoning of all abutting land owners	☒	☐		
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)	☒	☐	W	

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b. Contiguous uplands(s)	☒	☐	w	
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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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~~ DAVID W. VINCENT of LAND SURVEYING SERVICES to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: Carl James Barlso

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: Carl James Bodey

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

TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME: **Barry & Angela Carmichael and Carl J. Bodge** CASE FILE NUMBER: 249-2-GR-14-Sub

PROJECT LOCATION: **Beauty Hill Road & Young Road**

DATE OF APPLICATION: **October 15, 2014**

Property Details: **Assessor's Map 249 / Lot 2** - 67.90 acres with 626.83' frontage/access on Beauty Hill Road with an existing residential structure with out buildings.

Single-Family ***Residential*** Multi-Family Residential Commercial Industrial

Current Zoning: **Rural** Lot Area Size: **67.90 Acres**

Setbacks: Front: **40'** Side: **30'** Rear: **30'**

Parking Spaces Required: _____ Parking Spaces Provided: _____

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

The purpose of this application is to subdivide a residential lot from an existing 67.90 acre parcel located at 508 Beauty Hill Road. The subject parcel is owned by Carl J. Bodge and comprises of 67.90 acres with 626.83' of frontage on Beauty Hill Road and 59.90' of frontage on Young Road, both are Class V public right of ways. Carl J. Bodge resides on the subject property, access to his residence is via an existing curb cut located on Beauty Hill Road. His residence is served by an existing well and subsurface septic system.

The proposed lot, Lot 2-1, shall comprise of 3.00 acres with 220.00' of frontage on Beauty Hill Road, being rectangular shaped and 597.00' deep. The lot shall be served by an individual subsurface septic system and well. The lot shall be accessed by an existing curb cut on Beauty Hill Road. NHDES Subdivision Approval for lot 2-1 is pending.

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Subdivision Plan Waiver Request Form

Under Subdivision Plan Regulations 5.3-Request for Waivers, 8.1-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):
Subdivision Plan – Barry & Angela Carmichael and Carl J. Bodge

Case Number: 249-2-GR-14-Sub

Site Location: **508 Beauty Hill Road**

Zoning District(s): **Rural**

Owner (s): **Carl J. Bodge**

Address of Owner(s): **508 Beauty Hill Road, Barrington, NH 03825**

Owner (s):

Address of Owner(s):

Name of Applicant (if different from owner): **David W. Vincent, LLS**

Phone Number: **(603) 664-5786** Email: **d.vincent@landsurveyingservices.net**

Land Surveyor: **David W. Vincent, LLS**

I, **David W. Vincent, LLS,** seek the following waiver to the Town of Barrington Subdivision Regulations for the above case submittal:

Article 5.3.1(6)
Existing grades and topographic contours at intervals not exceeding two (2) feet with spot elevations where the grade is less than five percent (5%). **(Beyond the area depicted on the Subdivision Site Plan)**

Article 5.3.1(9)
Natural features such as streams, marshes, lakes, ponds, rock outcrops, wooded areas, significant trees, and other significant environmental features, including wetland areas as defined in the Zoning Ordinance. **(Beyond the area depicted on the Subdivision Site Plan)**

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5.5(1) The granting of the waiver will not result in a review that overlooks issues that may address impacts that are detrimental to public safety, health or welfare or injurious to other property.

The existing conditions surveyed areas of the remaining land, Lot 2-0, and proposed Lot 2-1, have been adequately depicted to determine the lots meet or exceed the minimum lot requirements of the zoning ordinances.

5.5(2) The waiver will not, in any manner, vary the provisions of the Barrington Zoning Ordinances, Master Plan, or Official Maps.

Each lot meet the land use requirements of the Zoning Ordinances, Master Plan, and Official Maps.

5.5(3) The submittal, upon granting of such waiver(s) may be reviewed in such a fashion as to secure substantially the objectives, standards and requirements of these regulations.

The existing conditions surveyed areas of the remaining land, Lot 2-0, and proposed Lot 2-1, have been adequately depicted to determine the lots meet or exceed the minimum lot requirements of the zoning ordinances.

5.5(4) A practical hardship, or unnecessary and unreasonable expense, would result from strict compliance with the foregoing submission regulations that clearly outweighs the benefit of providing the required information.

The existing lot, Lot 2-0, is already developed and test pits have been conducted on the lot to depict an area suitable for a future septic system. 4.2 acres of existing conditions have been surveyed which exceeds the 80,000 s.f. minimum lot area for the Rural zone. Proposed Lot 2-1 depicts an existing conditions area of 2.2 acres which exceeds the 80,000 s.f. minimum lot area for the Rural zone, with test pit data and a potential well location.

5.5(5) The purposes of these regulations may be served to a greater extent by an alternative submittal, or where such submittal information is redundant and clearly unnecessary for the Board to review the application adequately.

Since this application depicts areas that exceed the minimum lot area requirements for the Zoning Ordinance and Subdivision Regulations any requests for additional data would be unnecessary and unreasonable expense.

15 OCT 2014

Signature of Owner/Applicant

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Date

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Revised 07/27/2011

Carl J. Bodge
508 Beauty Hill Road
Barrington, NH 03825

Ms. Marcia Gasses, Planner
Town of Barrington
Land Use Department
PO Box 660
Barrington, NH 03825-0660

Re: Subdivision - Assessor's Map 249 / Lot 2, Beauty Hill Road, Barrington, NH

To Whom it May Concern;

I, Carl J. Bodge, of 508 Beauty Hill Road, Town of Barrington, State of New Hampshire, 03825, hereby authorize David W. Vincent, LLS, his employees or assigns, of Land Surveying Services, with a mailing address of PO Box 7418, City of Rochester, State of New Hampshire, 03839, to represent me at any public hearing or public department regarding the submittal, review and approval of the application referenced above, of my property located on Beauty Hill Road.

Signed:

Carl James Bodge
Carl J. Bodge

Oct. 14, 2014
Date

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Barry & Angela Carmichael
629A Portland Street
Rochester, NH 03867

Ms. Marcia Gasses, Planner
Town of Barrington
Land Use Department
PO Box 660
Barrington, NH 03825-0660

Re: Subdivision - Assessor's Map 249 / Lot 2, Beauty Hill Road, Barrington, NH

To Whom it May Concern;

We, Joseph & Angela Carmichael, with a mailing address of 629A Portland Street, City of Rochester, State of New Hampshire, 03867, hereby authorize David W. Vincent, LLS, his employees or assigns, of Land Surveying Services, with a mailing address of PO Box 7418, City of Rochester, State of New Hampshire, 03839, to represent us at any public hearing or public department regarding the submittal, review and approval of the application referenced above, of the property located on Beauty Hill Road.

Signed:

Barry Carmichael — 10/14/2014
Date

Angela Carmichael — 10/14/2014
Date

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ABUTTERS LIST

Barry J. & Angela Carmichael
Assessor's Map 249 / Lot 2
Beauty Hill Road & Young Road
Barrington, NH

APPLICANTS
Barry J. & Angela Carmichael
629A Portland Street
Rochester, NH 03867

OWNER
Map 249 / Lot 2
Carl J. Bodge
508 Beauty Hill Road
Barrington, NH 03825

ABUTTERS
Map 113 / Lot 1
Bradford Bowick
Jannelle Corson
217 Young Road
Barrington, NH 03825

Map 113 / Lot 2
Susan & William Lancey
5 West Hadley Road
Merrimac, MA 01860

Map 113 / Lot 3
Michael Lawrence
249 Young Road
Barrington, NH 03825

Map 113 / Lot 5
Julien & Jane Olivier
554 Beauty Hill Road
Barrington, NH 03825

Map 113 / Lot 6
Thomas & Esther French
548 Beauty Hill Road
Barrington, NH 03825

Map 113 / Lot 9
Map 115 / Lot 7
Dudley & Harriett Revocable Trust
25 Frying Pan Lane
Stratham, NH 03885

Map 113 / Lot 42
Richard & Ellen Perreault
262 Young Road
Barrington, NH 03825

Map 114 / Lot 1
Dexter & Mary Bodge
PO Box 222
Barrington, NH 03825

Map 114 / Lot 3
Nicholas & Michaela Phaneuf
32 South Pine Street
Dover, NH 03820

Map 114 / Lot 55
Lewis, Jr. & Brenda Brown
511 Beauty Hill Road
Barrington, NH 03825

Map 240 / Lot 9
Map 249 / Lot 59
Brian & Rebecca Lenzi
Family Revocable Trust
155 Young Road
Barrington, NH 03825

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Map 240 / Lot 10
Raymond, Sr. & Cheryl Clement
Revocable Trust
179 Young Road
Barrington, NH 03825

Map 240 / Lot 11
Kenneth & Dulcie Dunton
201 Young Road
Barrington, NH 03825

Map 249 / Lot 1
Josephine Maciver
532 Beauty Hill Road
Barrington, NH 03825

Map 249 / Lot 18
Lawrence Haley, et al
PO Box 367
Barrington, NH 03825

Map 249 / Lot 58
Town of Barrington Cemetery
PO Box 660
Barrington, NH 03825

LAND SURVEYOR
David W. Vincent, LLS
Land Surveying Services
PO Box 7418
Rochester, NH 03839-7418

ENVIRONMENTAL SCIENTIST
John P. Hayes, III
33 Third Street #2
Dover, NH 03820

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