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: 257-3+5-GR-14-LL **Project Name:** McMASTER / FRIED **Date** 3-12-14

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: LOT LINE REVISION FOR McMASTER + FRIED **Area** (Acres or S.F) ____
Project Address: MERRY HILL ROAD
Current Zoning District(s): GR **Map(s)** 257 **Lot(s)** 3+5
Request: TRANSFER 0.58 AC FROM McMASTER TO FRIED

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: JOHN + ELIZABETH Mc MASTER
Company 157 MERRY HILL ROAD
Phone: BARRINGTON NH 03825 Fax: ____
Address: 664-2695

ROBERT FRIED + PATRICIA WILCZYNSKI
4 ACADEMY ST.
CONCORD NH 03301
E-mail: 203-5812

Applicant (Contact): BERRY SURVEYING + ENG.
Company ____
Phone: ____ Fax: ____ E-mail: ____
Address: ____

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

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

Engineer: BERRY SURVEYING + ENG.
Company ____
Phone: 332-2863 Fax: ____ E-mail: CZBERRY@METROCAST.NET
Address: 335 SECOND CROWN POINT ROAD, BARRINGTON, NH 03825

Owner Signature

Applicant Signature 3-12-14

Staff Signature

Date

LAND USE OFFICE
MAR 12 2014
RECEIVED

Revised 12-07-2011

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Owner: JOHN + ELIZABETH Mc MASTER / ROBERT FRIED + PATRICIA WILCZYNSKI
Company 157 MERRY HILL ROAD / 4 ACADEMY ST.
Phone: BARRINGTON NH 03825 Fax: ____ / CONCORD NH 03301 E-mail: ____
Address: 664-2695 / 203-5812

Applicant (Contact): BERRY SURVEYING + ENG.
Company ____
Phone: ____ Fax: ____ E-mail: ____
Address: ____

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

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

Engineer: BERRY SURVEYING + ENG.
Company ____
Phone: 332-2863 Fax: ____ E-mail: CBERRY@METROCAST.NET
Address: 335 SECOND CROWN POINT ROAD, BARRINGTON, NH 03825

John McMaster
Owner Signature

Applicant Signature

Staff Signature

3-12-14
Date

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Revised 12-07-2011

TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME Lot Line Revision. McMaster Fried CASE FILE NUMBER

PROJECT LOCATION Merry Hill Road

DATE OF APPLICATION 3-12-14

Property Details:

Single-Family Residential ✓ Multi-Family Residential Commercial Industrial

Current Zoning: G.R. Lot Area Size 36.25 Ac / 35.5 Ac.

Setbacks: Front 40' Side 30' Rear 30'

Parking Spaces Required: Ø Parking Spaces Provided: Ø

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

Transfer 0.158 Ac from McMaster to Fried.
Building Areas on each lot remain.

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

March 12, 2014

Abutters List

Owner of Record
Tax Map 257, Lot 3

John & Elizabeth McMaster
157 Merry Hill Road
Barrington, NH 03825-3022

Tax Map 257, Lot 5

Robert Fried
Patricia Wilczynski
4 Academy Street
Concord, NH 03301

Abutters
Tax Map 123, Lot 10

Ronald & Deanna Rush
2193 Beacon Drive
PT Charlotte, FL 33952

Tax Map 123, Lots 12 &13

Vanessa Haley-Rizzo & Jamie Haley
14 Shakespeare Road
Nashua, NH 03062

Tax Map 123, Lot 11

Sumner Davis
278 Knox Marsh Road
Madbury, NH 03820

Tax Map 257, Lot 3-1

John & Elizabeth McMaster
157 Merry Hill Road
Barrington, NH 03825-3022

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Tax Map 257, Lot 3-2

John & Elizabeth McMaster
157 Merry Hill Road
Barrington, NH 03825-3022

Tax Map 257, Lot 6

Robert Fried
Patricia Wilczynski
4 Academy Street
Concord, NH 03301

Tax Map 257, Lot 7

Golden Family Trust
273 Merry Hill Road
Barrington, NH 03825

Tax Map 257, Lot 22

Maupin, Sandra & James
121 Oak Terrace Drive
Crestview, FL 32539-8362

Tax Map 257, Lot 23

James & Sandra Maupin
121 Oak Terrace Drive
Crestview, FL 32539-8362

Tax Map 257, Lot 27

Golden Ponds Hunting and Fishing
Care of: ORR & RENO
One Eagle Square PO Box 3550
Concord, NH 03302-3550

Professionals:

Christopher R. Berry
David A. Berry, P.E., LLS
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

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BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form completely and submit to the Department of Development Services by the application deadline. I certify that the names and addresses listed above have been verified against the Town Of Barrington database on March 12, 2014

Applicant or Agent signature: _____

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335 Second Crown Pt. Rd., Barrington, NH 03825
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FOR TOWN APPROVAL PURPOSES :

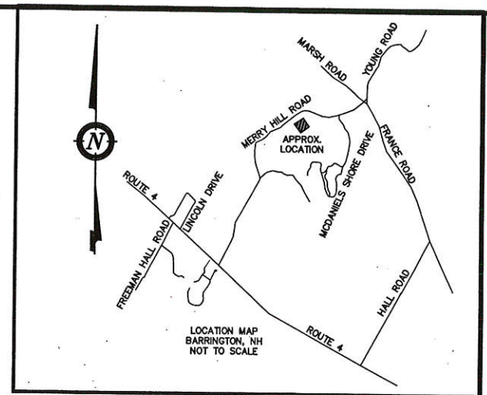
THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAN IS CONTIGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

N/F GOLDEN PONDS HUNTING & FISHING
PO BOX 3550
CONCORD, NH 03302
TAX MAP 257, LOT 27

N/F MAUPIN, SANDRA
121 OAK TERRACE DRIVE
CRESTVIEW, FL 32539
TAX MAP 257, LOT 23

MERRY HILL ROAD (f/k/a WOOD RD.) - CLASS V
50' WIDE R-O-W ~ 21' WIDE PAVEMENT

N72°59'E
NET&T 13
N69°38'18"E 79.02'
N72°22'40"E 79.76'
N72°22'40"E 80.13'
PSNH 371/12
L 14.77' R 475.00'
N74°09'33"E 163.84'
BOULDER
EXISTING DRIVEWAY
STEEL STAKE ~FND~ FLUSH
S22°32'22"E 173.54'
EXISTING DRIVEWAY LOCATION
S22°32'22"E 173.54'
PROPOSED BOUNDARY LINE
S00°05'00"E 330.00' 165.00'
S00°05'00"E 330.00' 165.00'
N/F McMASTER,JOHN & ELIZABETH
157 MERRY HILL ROAD
TAX MAP 257, LOT 3
S.C.R.D: BOOK 1030, PAGE 150 & BOOK 1818, PAGE 749
N/F McMASTER,JOHN & ELIZABETH
157 MERRY HILL ROAD
TAX MAP 257, LOT 3-2
S.C.R.D: BOOK 1030, PAGE 150 & BOOK 1818, PAGE 749
AREA TO BE TRANSFERRED FROM LOT 3 TO LOT 5:
25,152 Sq.Ft.
0.58 Ac.
3/4" REBAR W/ID CAP ~TO BE SET~
EXISTING BOUNDARY LINE TO BE ABANDONED
N69°38'18"W 330.00'
APPROX. LOC. STATE APPROVED SEPTIC SYSTEM
EXISTING HOUSE
EXISTING BARN
PSNH 371/11B
EXISTING WELL
75' PROTECTIVE WELL RADIUS (NHDES)
PER PLAN REF. #7
N



LOCATION MAP
BARRINGTON, NH
NOT TO SCALE

N/F GOLDEN PONDS HUNTING & FISHING
PO BOX 3550
CONCORD, NH 03302
TAX MAP 257, LOT 27

N/F MAUPIN, SANDRA & JAMES
121 OAK TERRACE DRIVE
CRESTVIEW, FL 32539
TAX MAP 257, LOT 22
S.C.R.D. BOOK 3452, PAGE 784

N/F MAUPIN, SANDRA & JAMES
121 OAK TERRACE DRIVE
CRESTVIEW, FL 32539
TAX MAP 257, LOT 23
S.C.R.D. BOOK 3452, PAGE 784

3/4" REBAR W/ID CAP ~TO BE SET~

PROPOSED BOUNDARY LINE

N/F FRIED, ROBERT & WILCZYNSKI, PATRICIA
4 ACADEMY STREET
CONCORD, NH 03301
TAX MAP 257, LOT 6
S.C.R.D. BOOK 3983, PAGE 914

N/F McMASTER, JOHN & ELIZABETH
157 MERRY HILL ROAD
BARRINGTON, NH 03825
TAX MAP 257, LOT 3-2

N/F GOLDEN FAMILY TRUST
273 MERRY HILL ROAD
BARRINGTON, NH 03825
TAX MAP 257, LOT 7
S.C.R.D. BOOK 4003, PAGE 575

N/F FRIED, ROBERT & WILCZYNSKI, PATRICIA
4 ACADEMY STREET
CONCORD, NH 03301
TAX MAP 257, LOT 5
S.C.R.D. BOOK 3452, PAGE 784

N/F McMASTER, JOHN & ELIZABETH
157 MERRY HILL ROAD
BARRINGTON, NH 03825
TAX MAP 257, LOT 3

N/F DAVIS, SUMNER
278 KNOX MARSH ROAD
MADBURY, NH 03820
TAX MAP 123, LOT 11

TAX MAP SKETCH
SCALE: 1" = 300'±

N/F RUSH, RONALD & DEANNA
2193 BEACON DRIVE
PORT CHARLOTTE, FL 33952
TAX MAP 123, LOT 10
S.C.R.D. BOOK 4164, PAGE 846

N/F HALEY-RIZZO, MARK & VANESSA
14 SHAKESPEARE ROAD
NASHUA, NH 03062
TAX MAP 123, LOT 12
S.C.R.D. BOOK 2778, PAGE 734

N/F HALEY-RIZZO, MARK & VANESSA
14 SHAKESPEARE ROAD
NASHUA, NH 03062
TAX MAP 123, LOT 13
S.C.R.D. BOOK 2778, PAGE 734

BOUNDARY LINE PER PLAN REF. #7 & 8
SEE NOTE #5

EXISTING BOUNDARY LINE

N/F FRIED, ROBERT & WILCZYNSKI, PATRICIA
4 ACADEMY STREET
CONCORD, NH 03301
TAX MAP 257, LOT 5
S.C.R.D. BOOK 3452, PAGE 784

N40°08'54"W 764.54

EXISTING BOUNDARY LINE

LEGEND:

- ● 3/4" REBAR W/ID CAP (TO BE SET)
- ⊕ 3/4" REBAR W/ID CAP (SET)
- ■ GRANITE BOUND (SET)
- ▣ GRANITE BOUND (TO BE SET)
- ◐ T-BAR STEEL STAKE (FOUND)
- PROPOSED BOUNDARY LINE (TYP.)
- BOUNDARY LINE (TBA)

N/F RUSH, RONALD & DEANNA
640 BUCK STREET
PEMBROKE, NH 03275
TAX MAP 123, LOT 10

APPROX. LOCATION EXISTING CABIN

PLAN REFERENCES:

1.) "PROPOSED SUBDIVISION; LAND OF; E. GRACE COUTURE; WOOD ROAD; BARRINGTON, NH"
BY: BERRY SURVEYING & ENGINEERING
DATED: APRIL 7, 2004
S.C.R.D.: 75-64

2.) "SUBDIVISION PLAN; PREPARED FOR PAUL M., JR & MICHELLE ELLIOTT; OF TAX MAP 07/LOT 20A-4C LOCATED AT WOOD ROAD & MCDANIEL SHORE DRIVE, COUNTY OF STRAFFORD, BARRINGTON, NH"
BY: LAND SURVEYING SERVICES
DATED OCTOBER 20, 2004
S.C.R.D.: 78-82

3.) "REVISED BOUNDARY PLAN; PAUL M. SR. & CORA A. ELLIOT AND JOHN W. & ELIZABETH J. MCMASTER, BARRINGTON, NH"
BY: RANDY R. ORVIS
DATED: JUNE, 1995
S.C.R.D.: 46-49

4.) "PLAN OF LOT"
BY: DONALD POPPEMA
SEE BERRY SURVEYING AND ENGINEERING RECORDS

5.) "SUBDIVISION PLAN; PREPARED FOR; M. RUTH BISSON-HORWOOD; OF; TAX MAP 257/LOT 2"
BY: LAND SURVEYING SERVICES
DATED: DECEMBER 20, 2005
S.C.R.D. PLAN #85-20

6.) "REVISED BOUNDARY PLAN; PAUL M. Sr. & CORA A. ELLIOT; AND; KENNETH & SUSAN VENO"
BY: FREDERICK E. DREW, ASSOCIATES
DATED: SEPTEMBER, 1993
S.C.R.D. PLAN #43-62

7.) "SUBDIVISION PLAN; LAND OF; JOHN & ELIZABETH MCMASTER; 157 MERRY HILL ROAD; BARRINGTON, N.H.; TAX MAP 257, LOT 3; PLANNING CASE #11-615"
BY: BERRY SURVEYING & ENGINEERING
DATED: JANUARY 11, 2013
S.C.R.D. PLAN #103-47

8.) "SUBDIVISION PLAN; LAND OF; JOHN & ELIZABETH MCMASTER; 157 MERRY HILL ROAD; BARRINGTON, N.H.; TAX MAP 257, LOT 3; PLANNING CASE #11-615"
BY: BERRY SURVEYING & ENGINEERING
DATED: JULY 18, 2011
S.C.R.D. PLAN #106-86

NOTES:

1.) OWNER: JOHN & ELIZABETH MCMASTER
157 MERRY HILL ROAD
BARRINGTON, NH 03825-3022

a.) TAX MAP 257, LOT 3

b.) EXISTING LOT AREA: 1,604,302 SQ. FT, 36.83 Ac.
PROPOSED LOT AREA: 1,579,150 SQ. FT.. 36.25 AC.

c.) S.C.R.D. BOOK 1030, PAGE 150 & S.C.R.D. BOOK 1818, PAGE 749

2.) OWNER: FRIED, ROBERT & WILCZYNSKI, PATRICIA
4 ACADEMY STREET
CONCORD, NH 03301

a.) TAX MAP 257, LOT 5

b.) EXISTING LOT AREA: 35 Ac.±
PROPOSED LOT AREA: 35.5 Ac.±

3.) ZONING: GENERAL RESIDENTIAL DISTRICT
MINIMUM FRONTAGE: 200'
MINIMUM LOT AREA: 80,000 Sq.Ft.
60,000 Sq.Ft. UPLANDS
35,000 Sq.Ft. CONTIGUOUS UPLANDS
SETBACKS:
FRONT: 40'
SIDE & REAR: 30'

4.) I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD PLAIN SHOWN ON MAPS AT THE BARRINGTON TOWN HALL, MAP #33017C0290D, COMMUNITY #330178, DATED: MAY 17, 2005.

5.) THE STEEL STAKE AT MERRY HILL ROAD WAS NOT RECOVERED DURING THE ORIGINAL SURVEY OF THE PARCEL. SINCE THAT TIME, IT WAS LOCATED UNDER A LARGE BOULDER AND THE BOULDER HAS BEEN MOVED SO A LOCATION COULD BE MADE. THIS IS THE REASON FOR THE REVISION OF THE BOUNDARY LINE AS SHOWN ON PLAN REFERENCE #7 & #8.

6.) THE PURPOSE OF THIS PLAN IS TO SHOW AN AREA OF 25,152 Sq.Ft TO BE TRANSFERRED BY DEED FROM TAX MAP 257, LOT 3 TO TAX MAP 257, LOT 5.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON. - 1:10,000 -

DAVID A. BERRY LLS 328 DATE 3/12/14

LAND USE OFFICE
MAR 12 2014
RECEIVED

REVISION	DATE	DESCRIPTION

BOUNDARY LINE ADJUSTMENT PLAN
LAND OF
JOHN & ELIZABETH MCMASTER
AND
ROBERT FRIED & PATRICIA WILCZYNSKI
MERRY HILL ROAD
BARRINGTON, N.H.
TAX MAP 257, LOT 3 & LOT 5

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 {332-2863}

SCALE : 1 IN. EQUALS 60 FT.
DATE : FEBRUARY 10, 2014
FILE NO. : DB 2014 - 011

STATE OF NEW HAMPSHIRE No. 328 DAVID A. BERRY LICENSED LAND SURVEYOR
SIGNATURE