Project Application
Land Use Department

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

257-3.1 & 3-GR-15-LL

Case Number:_____ **Project Name: Merry Hill Rd. -Lot Line Adjustment** **Date: 07/07/2015**

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

Project Name: Merry Hill Road. -Lot Line Adjustment **Area** (Acres or S.F) _____
Project Address: _137 Merry Hill Rd. Barrington, NH 03825_____
Current Zoning District(s): __General Residential____ **Map(s)** 257 **Lot(s)** 3.1 **& 3**
Request: _____

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 McMaster_____
Company_____
Phone: ____664-2695_____ Fax: _____ E-mail:_____
Address: _137 Merry Hill Road Barrington, NH 03835_____

Applicant (Contact): John & Elizabeth McMaster _____
Company_____
Phone: _____ Fax: _____ E-mail: _____
Address: 137 Merry Hill Road Barrington, NH _____

Developer: John & Elizabeth McMaster
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: ___137 Merry Hill Road Barrington, NH_____

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

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Engineer: _ Christopher R. Berry_____
Company _Berry Surveying & Engineering_____
Phone: (603) 332-2863 Fax: ___(603) 335-4623_____ E-mail:_crberry@metrocast.net_____

Address: 335 Second Crown Point Road, Barrington, NH 03825

Owner Signature

Applicant Signature

Barbara Irvine

Staff Signature

7/20/2015

Date

Revised 12-07-2011

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LANDUSE FEES

SITE REVIEWS

$150.00 Hearing
$75.00 posting in the paper
$7.00 per Abutter-including all professionals and to the person representing the plan.

ZONING

$150.00 Hearing
$75.00 posting in the paper
$7.00 per Abutter-including all professionals
And the person representing the plan include applicant twice.

SUBDIVSIONS/LOTLINES

$150.00 HEARING (ADDITONAL COST OF $150.00/PER LOT)
$75.00 posting in the paper
$50.00 RECORDING AT REGISTRY (FOR FIRST PAGE
$7.00 PER Abutter-including all professionals and the person representing the plan.
$25.00 for LCHIP (make check payable to registry of deeds) this is due when mylar is brought to the office.

HEARING $150 -
PAPER 75 -
18 ABUTTERS 18 [redacted] x 7 $ [redacted] - 126.00
RECORDING 50.00
TOTAL $ [redacted] - 401.00 $

[redacted]

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John McMaster
137 Merry Hill Road
Barrington, NH 03825

July 7, 2015

Town of Barrington Planning Board Chairperson & Members:

I am the owner of Tax Map 257, Lot 3 & 3.1. This letter is to grant Berry Surveying & Engineering and their employees to represent any application for Lot Line Revision on my lot on Merry Hill Road, f/k/a Wood Road, in Barrington, NH at any Town Department Meetings.

Sincerely,

John McMaster

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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

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

July 7, 2015

RE: Lot Line Revision, Land of, John & Elizabeth McMaster

Dear Chairperson & Members of the Barrington Planning Board:

Mr. & Mrs. McMaster own two parcels of land known as lots 3 and 3-1 on Tax Map 257. Under a prior application the McMasters subdivided lot 3-1 from lot 3 and built a small home on the lot. Under the same application the lot area for this lot, buildable areas, and wetlands areas were delineated to the satisfaction of the board. Since this time, the McMasters have subdivided a small lot out of lot 3, and have done a lot line revision with Mr. Fried.

The current proposal is to revise the line between lot 3 and 3-1, making lot 3-1 approximately 5 acres in size. This does not change the building area on that lot in any way, and only serves to enhance the land holdings on lot 3. The proposed line is to be between two known monuments, so no additional land surveying is required for this application.

The applicant has provided waiver requests to not be required to topo, and delineate wetlands on the entire parcel, and to not have to show topographic information on the USGS datum. We hope the board looks favorably on this simple application and waiver requests.

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

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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** ☐ **Site Plan** ☐ **Subdivision Plan** **See Section I & II** **See Sections I & II** **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	☐	☑		
f. Vicinity sketch showing 1,000 feet surrounding the site	☑	☐		
g. Plan index indicating all sheets	☐	☑		
18. Boundary of entire property to be subdivided	☐	☐	W	
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)	☐	☐	3	
25. Wetland delineation (including Prime Wetlands):	☐	☐	3	
a. Limits of wetlands	☐	☐	3	
b. Wetland delineation criteria	☐	☐	3	
c. Wetland Scientist certification	☐	☐	3	
26. Owner(s) signature(s)	☑	☐		
27. All required setbacks	☐	☐	3	
28. Physical features	☑	☐		
a. Buildings	☑	☐		
b. Wells	☑	☐		
c. Septic systems	☑	☐		
d. Stone walls	☑	☐		
e. Paved drives	☑	☐		
f. Gravel drives	☑	☐		
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	☐	☐	3	
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)	☐	☐		

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Subdivision Plan Waiver Request Form

Under Subdivision Plan Regulations 5.4-Request for Waivers, 8.5-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):

_____

Case Number: _____

Site Location: MERRY HILL ROAD

Zoning District(s): GR

Owner (s): McMASTER / FRIED

Address of Owner(s): 157 MERRY HILL ROAD, BARRINGTON, NH 03825

Address Line 2: _____

Name of Applicant (if different from owner): _____

Phone Number _____ Email _____

Land Surveyor: BERRY SURVEYING & ENGINEERING / CHRISTOPHER BERRY

I CHRISTOPHER BERRY seek the following waiver to the Town of Barrington Subdivision Regulations for the above case submittal:

CHECK LIST ITEMS: 18, 24b, 25 a-c, 27, 31,

All of these items relate to subdivisions and are not typically shown on a lot line revision plan. The land being transferred is upland, and does not reduce either lot in its buildable nature.

Signature of Owner/Applicant 7-7-15 Date

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Revised 07/27/2011

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

July 7, 2015

Abutters List

Owner of Record
Tax Map 257, Lot 3, 3.2, 3.1

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

Abutters
Tax Map 257, Lot 5

Robert Fried
4 Academy Street
Concord, NH 03301

Tax Map 123, Lot 10

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

Tax Map 123, Lots 12 &13

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

Tax Map 123, Lot 11

Sumner Davis
278 Knox Marsh Road
Madbury, NH 03820

Tax Map 256, Lot 55

Daniel J. & Gloria J. Doherty
38 Locke Hill Ln.
Barrington, NH 03825

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Tax Map 256, Lot 52

Scott & Kim Masucci
129 McDaniel Shore Drive
Barrington, NH 03825

Tax Map 256, Lot 51

Rodney Maas & Leigh Brandice
75 McDaniel Shore Drive
Barrington, NH 03825

Tax Map 256, Lot 56

James & Casey Malo
79 Merry Hill Road
Barrington, NH 03825

Tax Map 123, Lot 14

Paul Sr. Elliott & Rodney & Barbra Pinner
227 Aspen Blvd
Yorktown, VA 23692-4727

Tax Map 257, Lot 1

David Oliver & Siobhan Craig
83 Merry Hill Road
Barrington, NH 03825-3022

Tax Map 257, Lot 2

Federal Home Loan Mortgage
8200 Jones Branch Drive MS 202
McLean, VA 22102-3110

Tax Map 257, Lot 29.1

Elizabeth G. Hampton
Armand & Mark Couture
30 Spencer Avenue
Saugus, MA 01906

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
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Tax Map 257, Lot 2.1

Ruth Bisson-Horwood & William R. Horwood
101 Merry Hill Road
Barrington, NH 03825

Tax Map 257, Lot 28

Barrington Pride Corp
Care of: ORR & RENO
One Eagle Square PO Box 3550
Concord, NH 03302-3550

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

Marc E. Jacobs
PO Box 417
Greenland, NH 03840

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 July 7, 2015.

Applicant or Agent signature: _____

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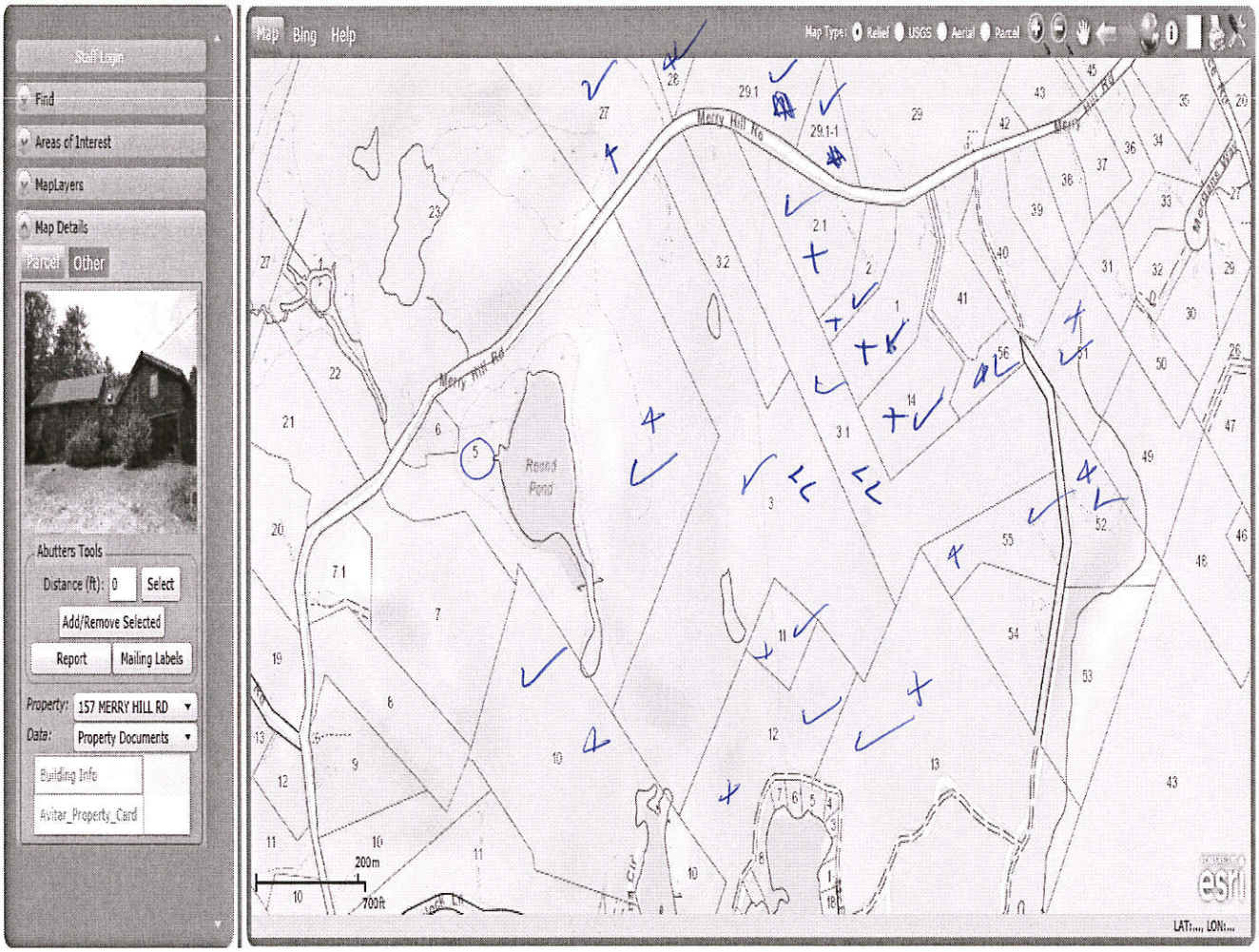
CAI Query Manager Online
Barrington, NH

TOWN OF BARRINGTON, NH



Abutters - OP

McMasters 3 & 3.1