TOWN OF BARRINGTON

PLANNING BOARD

Article 8.5 Waivers for Specific Plan Submission Requirements

Lot Line Adjustment – Fisheye Properties, LLC & O'Donnell
Young Road
Barrington, NH

I, David W. Vincent, hereby request that the Planning Board waive the requirements of the following items of the Subdivision Regulations in reference to a plan presented by David W. Vincent, LLS, Land Surveying Services, for properties **Tax Map 240 / Lots 15-7 & 15-8** in the Town of Barrington, New Hampshire.

Article 8.3 Specific Plan Information – Existing Site Conditions

Existing grades and topographic contours at intervals not exceeding two (2) feet with spot elevations where the grade is less than five percent (5%).

Natural features such as streams, marshes, lakes, ponds, rock outcrops, wooded areas, significant trees, ledge and other significant environmental features, including wetland areas as defined in the Zoning Ordinances. (Please note wetlands are depicted on the plan).

Article 8.4 Specific Plan Information – Proposed Site Conditions

2) Proposed grades and topographic contours at intervals not exceeding two (2) feet with spot elevations where the grade is less than five percent (5%).

3) The location for, and pertinent data on, at least two (2) test pits, 50 feet apart, and at least one (1) percolation test to show that the regulations in Article 18 have been met on each lot created by the subdivision. Information shall include at least the following: the location of the test pits, an outline of the four thousand (4,000) contiguous sq. ft. area reserved for the location of the leach field, and percolation test data.

Article 15.3.2 Driveway Design (For Lot 15-7 Only)

4) Grade – Driveway grade shall not exceed a ten percent (10%) grade and shall maintain a negative grade until it is beyond ditch line.

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 development of these lots will require review and permitting by the building department, highway department and NHDES (Lot 15-7 has already been developed with an approved driveway).

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

These are lots of record which are relocating a minor portion their common lot line and not creating new building lots.

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.

Since these are lots of record which are relocating their common lot line and not creating new building lots, developing of these lots will require review and permitting by the building department, highway department, and NHDES.

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 planning board approved approved the original Fisheye Properties, LLC in 2011 which provides the data requested. It will be an unnecessary and unreasonable expense to the require the applicants to comply with the subdivision items listed above. Copies of previously approved plans provided.

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.

After the lot line adjustment the reconfigured lots will meet or exceed the minimum lot area, frontage and setback requirements.

Signed:

David W. Vincent
Licensed Land Surveyor