# 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:** 257-3.2-GR-12-SD **Project Name:** 1 LOT SUB MCMASTER **Date** 1-16-13

**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:** SUBDIVISION FOR JOHN MCMASTER **Area** (Acres or S.F) 5AC.
**Project Address:** MERRY HILL ROAD
**Current Zoning District(s):** GENERAL RES. **Map(s)** 257 **Lot(s)** 3-2
**Request:** SUBDIVIDE 5 ACRE LOT FROM EXISTING 257-3

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: 157 MERRY HILL ROAD, BARRINGTON, NH 03825

**Applicant (Contact):** SAME
Company
Phone: Fax: E-mail:
Address:

**Developer:** SAME.
Company
Phone: Fax: E-mail:
Address:

**Architect:** N/A
Company
Phone: Fax: E-mail:
Address:

**Engineer:** BERRY SURVEYING + ENG. LLS DAVID A. BERRY
Company
Phone: 603-332-2863 Fax: E-mail: CRBERRY@METROCAST.NET
Address: 335 SECOND CROWN POINT ROAD, BARRINGTON, NH 03825

LAND USE OFFICE
JAN 16 2013
RECEIVED

Owner Signature
Applicant Signature
Staff Signature
Date 1-16-13

Revised 12-07-2011

# TOWN OF BARRINGTON - LAND USE DEPARTMENT

## PROJECT NARRATIVE

PROJECT NAME Minor Sub for McMaster CASE FILE NUMBER

PROJECT LOCATION 157 Merry Hill Road

DATE OF APPLICATION January 16, 2013

Property Details:

Single-Family x Residential Multi-Family Residential Commercial Industrial

Current Zoning: General Res. Lot Area Size 40.86 Ac.

Setbacks: Front 40' Side 30' Rear 30'

Parking Spaces Required: 0 Parking Spaces Provided: 0

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

John and Elizabeth are looking to subdivide a 5 acre lot next to thier former residence. In 2011 a subdivision was done on the property. They have since built their retirement home on this parcel.

The proposed parcel provides the required frontage, the required land area with respect to uplands and contiguous uplands, and provides the required setbacks to front, side and rear as well as the required 50' wetlands buffer.

Wetlands on the parcel were delineated by Marc E. Jacobs. Waivers to full topo and wetlands have been requested and provided. The board looked favorably on these in the past.

The proposed driveway is at the apex of the hill allowing for proper sight distance in both directions. We have provided an effluent disposal area as well as a proposed location for the house and well. Overhead utilities are provided to this site but may need to be re-configured during the construction of the lot.

LAND USE OFFICE

JAN 16 2013

RECEIVED

**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:<br>☐ **Lot Line Relocation** **See Section I & II**<br>☐ **Site Plan** **See Sections I & II**<br>☐ **Subdivision Plan** **See Sections I, II, III, IV & V** | | | | |
|---|---|---|---|---|
| | **Provided** | **NA** | | |
| **Section I.**<br>**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 (12) | ☑ | ☐ | | |
| 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.**<br>**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) | ☑ | ☐ | | |

LAND USE OFFICE
JAN 16 2013
RECEIVED

| | | | | |
|---|---|---|---|---|
| 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 | ☑ | ☐ | | |
| 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) | ☐ | ☑ | | |

LAND USE OFFICE
JAN 16 2013
RECEIVED

| | | | | |
|---|---|---|---|---|
| 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 | ☑ | ☐ | | |
| 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 | ☑ | ☐ | | |
| 32. Map and lot numbers, name, addresses, and zoning of all abutting land owners | ☑ | ☐ | | |
| **Section III**<br>**Proposed Site Conditions Plan**<br>**(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) | ☑ | ☐ | | |

LAND USE OFFICE
JAN 16 2013
RECEIVED

| | | | | |
|---|---|---|---|---|
| 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) | ☐ | ☐ | | WAIVER |
| 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**<br>**Construction Detail Drawings** | | | NA | |
| 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 | ☐ | ☐ | | |

LAND USE OFFICE

JAN 16 2013

RECEIVED

| Section V<br>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) | ☐ | ☑ | | |

LAND USE OFFICE
JAN 16 2013
RECEIVED

## 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 McMASTER of 157 MERRY HILL ROAD to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: _____

Signature of Developer: _____

Technical Review Signatures: _____

Town Engineer/Planner Approval Signature: Marcia Hasse 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.

LAND USE OFFICE
JAN 16 2013
RECEIVED

(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: _____

**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.

LAND USE OFFICE
JAN 16 2013
RECEIVED

**ADMINISTRATIVE AND REVIEW FEES**

**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

January 13, 2013

Dear Chairperson & Members of the Barrington Planning Board:

This letter is a formal waiver request to accompany plans prepared by Berry Surveying & Engineering, entitled "Subdivision Plan, Land of John & Elizabeth McMaster" and stamped by David A. Berry, LLS #328. The street address of the subdivision is 157 Merry Hill Road

By delivery of this letter, Berry Surveying & Engineering hereby requests that the Planning Board waive the requirements of item #28 of the Subdivision Checklist which requires topography and existing features of the lot. Berry Surveying & Engineering has performed a boundary survey of the entire parcel, and has performed a topographical survey on an area large enough to show that each lot contains enough upland area to meet the requirements of the Town of Barrington Zoning Ordinance. By denial of this waiver, Mr. McMaster would be forced into a complete survey of the remainder of his land, approximately 40 acres. This would be an extreme financial burden, and one that would not produce any different results to these lots than has already been established.

Thank you for your time and attention to this letter. Please do not hesitate to contact us with any questions you may have.

Sincerely,

BERRY SURVEYING & ENGINEERING
Christopher R. Berry
Principal

LAND USE OFFICE
JAN 16 2013
RECEIVED

**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

January 16, 2013

Dear Chairperson & Members of the Barrington Planning Board:

This letter is a formal waiver request to accompany plans prepared by Berry Surveying & Engineering, entitled "Subdivision Plan, Land of John & Elizabeth McMaster" and stamped by David A. Berry, LLS #328. The street address of the subdivision is 157 Merry Hill Road.

By delivery of this letter, Berry Surveying & Engineering hereby requests that the Planning Board waive the requirements for the topographic datum be USGS. The expense of locating and transferring a USGS elevation to this site would be a large financial burden on the applicant and would yield no different topographic results then those provided. This is a minor subdivision with no large scale engineering reports being required where this information may be required.

Thank you for your time and attention to this letter. Please do not hesitate to contact us with any questions you may have.

Sincerely,

BERRY SURVEYING & ENGINEERING
Christopher R. Berry
Principal

LAND USE OFFICE
JAN 16 2013
RECEIVED

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

Tax Map 257, Lot 23

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

**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 January 3, 2013

Applicant or Agent signature: _____

LAND USE OFFICE

JAN 16 2013

RECEIVED

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

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

January 3, 2013

Abutters List

**Owner of Record**
Tax Map 257, Lot 3

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

**Abutters**
Tax Map 257, Lot 5

Robert Fried
Patricia Wilczynski
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 & 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 29.1

Elizabeth G. Hampton
Armand & Mark Couture
3 Hitching Hill Rd
Saugus, MA 01906

LAND USE OFFICE
JAN 16 2013
RECEIVED