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

257-345-GR-14-LL

Request: TRANSFER 0.58 AC FROM MCMASTER TO FRIED

**All contacts for this project will be made through the *Applicant* listed below.**

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## TOWN OF BARRINGTON - LAND USE DEPARTMENT

### PROJECT NARRATIVE

McMASTER

PROJECT NAME LOT LINE REVISION, FREED CASE FILE NUMBER \_\_\_\_\_

PROJECT LOCATION MERRY HILL ROAD

DATE OF APPLICATION 3-12-14

#### Property Details:

Single-Family \_\_\_\_\_ Residential ☒ Multi-Family Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial \_\_\_\_\_

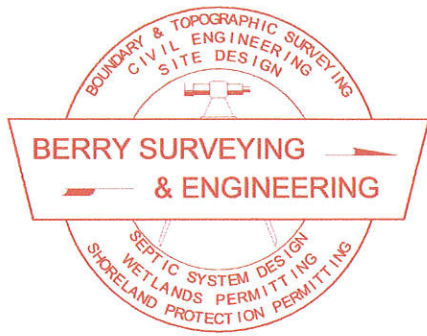
Current Zoning: G.R. Lot Area Size 36.25 AC / 35.5 AC

Setbacks: Front 40' Side 30' Rear 30'

Parking Spaces Required: 0 Parking Spaces Provided: 0

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

TRANSFER 0.58 AC FROM McMASTER TO FREED.  
BUILDING AREAS ON EACH LOT REMAIN.



## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

[www.BerrySurveying.Com](http://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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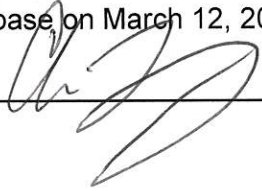


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I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form completely and submit to the Department of Development Services by the application deadline. I certify that the names and addresses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

Applicant or Agent signature: \_\_\_\_\_



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FOR TOWN APPROVAL PURPOSES:

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

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

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

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

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

AREA TO BE TRANSFERRED  
FROM LOT 3 TO LOT 5:  
25,152 Sq.Ft.  
0.58 Ac.

APPROX. LOC.  
STATE APPROVED  
SEPTIC SYSTEM

EXISTING HOUSE

EXISTING WELL

75' PROTECTIVE  
WELL RADIUS  
(NHDES)

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

EXISTING BARN

EXISTING DRIVEWAY LOCATION

EXISTING LINE

EXISTING BOUNDARY LINE

EXISTING BOUNDARY LINE

EXISTING BOUNDARY LINE

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EXISTING BOUNDARY LINE

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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

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121 OAK TERRACE DRIVE  
CRESTVIEW, FL 32539  
TAX MAP 257, LOT 23  
S.C.R.D. BOOK 3452, PAGE 784

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

LEGEND:

- 3/4" REBAR W/D CAP (TO BE SET)
- 3/4" REBAR W/D 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



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PER PLAN REF. #7

PLAN REFERENCES:

- "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
- "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
- "REVISED BOUNDARY PLAN; PAUL M. SR. & CORA A. ELLIOTT AND JOHN W. & ELIZABETH J. McMASTER, BARRINGTON, NH" BY: RANDY R. ORMS DATED: JUNE, 1995 S.C.R.D.: 46-49
- "PLAN OF LOT" BY: DONALD POPPEMA SEE BERRY SURVEYING AND ENGINEERING RECORDS
- "SUBDIVISION PLAN; PREPARED FOR; M. RUTH BISSEY-HORWOOD; OF; TAX MAP 257/LOT 2" BY: LAND SURVEYING SERVICES DATED: DECEMBER 20, 2005 S.C.R.D. PLAN #85-20
- "REVISED BOUNDARY PLAN; PAUL M. SR. & CORA A. ELLIOTT; AND; KENNETH & SUSAN VENO" BY: FREDERICK E. DREW, ASSOCIATES DATED: SEPTEMBER, 1993 S.C.R.D. PLAN #43-62
- "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
- "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

GRAPHIC SCALE



( 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

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



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

REVISION	DATE	DESCRIPTION

NOTES:

- 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
- 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.±
- 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'
- 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.
- 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.
- 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.