

# 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: 249-2-GR-14-Sub Project Name: Carmichael/Bodge Subdivision Date: 10/15/14

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: BARRY & ANGELA CARMICHAEL AND CARL J. BODGE Area (Acres or S.F.) 67.9

Project Address: 508 BEAUTY HILL ROAD

Current Zoning District(s): RURAL General (ResGR) Map(s) 249 Lot(s) 2

Request: SUBDIVIDE 3.00 ACRE RESIDENTIAL LOT FROM 67.9 ACRA PARENT TRACT

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: CARL J. BODGE  
Company: \_\_\_\_\_  
Phone: 603-664-9793 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: 508 BEAUTY HILL ROAD BARRINGTON NH 03825

Applicant (Contact): DAVID W. VINCENT  
Company: LAND SURVEYING SERVICES  
Phone: 603-664-5786 Fax: 603-664-3274 E-mail: d.vincent@landsurveyingservices.net  
Address: PO Box 7418 ROCHESTER, NH 03839-7418

Developer: \_\_\_\_\_  
Company: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_

Architect: \_\_\_\_\_  
Company: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_

Engineer: \_\_\_\_\_  
Company: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_

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Owner Signature: Carl James Bodge  
Staff Signature: [Signature]

Applicant Signature: [Signature]  
Date: 10/15/2014

**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:					
<input type="checkbox"/> Lot Line Relocation See Section I & II	<input type="checkbox"/> Site Plan See Sections I & II	<input checked="" type="checkbox"/> Subdivision Plan See Sections I, II, III, IV & V			
			Provided	NA	
<b>Section I.</b>					
<b>General Requirements</b>					
1. Completed Application Form			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Complete abutters list			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Payment of all required fees			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. <u>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</u>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Copies of any proposed easement deeds, protective covenants or other legal documents			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Any waiver request(s) submitted with justification in writing			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Technical reports and supporting documents (see Sections IX & X of this checklist)			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Completed Application Checklist			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Section II.</b>					
<b>General Plan Information</b>					
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Title block information:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Drawing title			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Name of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Location of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Tax map & lot numbers of subject parcel(s)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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## Application Checklist

## Barrington Subdivision Regulations

e. Name & address of owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Date of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Scale of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
h. Sheet number	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
i. Name, address, & telephone number of design firm	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
j. Name and address of applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Revision block with provision for amendment dates	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Planning Board approval block provided on each sheet to be recorded	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Certification block (for engineer or surveyor)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6. Match lines (if any)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Zoning designation of subject parcel(s) including overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Minimum lot area, frontages & setback dimensions required for district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
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."	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
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."	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Note identifying which plans are to be recorded and which are on file at the town.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
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."	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
14. North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
16. Plan and deed references	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
17. The following notes shall be provided:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Purpose of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Existing and proposed use	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Water supply source (name of provider (company) if offsite)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Zoning variances/special exceptions with conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e. List of required permits and permit approval numbers	<input type="checkbox"/>	<input type="checkbox"/>		
f. Vicinity sketch showing 1,000 feet surrounding the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Plan index indicating all sheets	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
18. Boundary of entire property to be subdivided	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
19. Boundary monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Monuments found	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Map number and lot number, name addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Monuments to be set	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
20. Existing streets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Name labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Status noted or labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Right-of-way dimensioned	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Pavement width dimensioned	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
21. Municipal boundaries (if any)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

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22. Existing easements (identified by type)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
A) Drainage easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B) Slope easements(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
C) Utility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
D) Temporary easement(s) (Such as temporary turnaround	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
E) No-cut zone(s) along streams & wetlands ( as may be requested by the	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
F) Conservation Commission)				
G) Vehicular & pedestrian access easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
H) Visibility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
I) Fire pond/cistern(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
J) Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
K) Walking trail easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
a) Other easement(s) Note type(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
24. Area of each lot (in acres & square feet):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Existing lot(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Contiguous upland(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
25. Wetland delineation (including Prime Wetlands):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Limits of wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Wetland delineation criteria	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Wetland Scientist certification	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
26. Owner(s) signature(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
27. All required setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
28. Physical features	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Buildings	<input type="checkbox"/>	<input type="checkbox"/>	w	
b. Wells	<input type="checkbox"/>	<input type="checkbox"/>	w	
c. Septic systems	<input type="checkbox"/>	<input type="checkbox"/>	w	
d. Stone walls	<input type="checkbox"/>	<input type="checkbox"/>	w	
e. Paved drives	<input type="checkbox"/>	<input type="checkbox"/>	w	
f. Gravel drives	<input type="checkbox"/>	<input type="checkbox"/>	w	
29. Location & name (if any) of any streams or water bodies	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
30. Location of existing overhead utility lines, poles, towers, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
31. Two-foot contour interval topography shown over all subject parcels	<input type="checkbox"/>	<input type="checkbox"/>	w	
32. Map and lot numbers, name, addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<b>Section III</b>				
<b>Proposed Site Conditions Plan</b>				
<b>(Use Sections I General Requirements &amp; Section II General Plan Information)</b>				
1. Surveyor's stamp and signature by Licensed Land Surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. Proposed lot configuration defined by metes and bounds	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Drainage easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Slope easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Utility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
d. Temporary easement(s) (such as temporary turnaround)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e. Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f. Walking trail easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g. Other easement(s) Note type(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Area of each lot (in acres & square feet):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Total upland(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	w	

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## Application Checklist

## Barrington Subdivision Regulations

b. Contiguous uplands(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Proposed streets:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Name(s) labeled	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Width of right-of-way dimensioned	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Pavement width dimensioned	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Source and datum of topographic information (USGS required)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
8. Soil Conservation Service (SCS) soil survey information	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. Location, type, size & inverts of the following (as applicable):	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Existing water systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Existing drainage systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Existing utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
11. Location of all water wells with protective radii as required by the NH Department Of Environmental Services (meeting Town and NHDES setback requirements)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Existing tree lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13. Existing ledge outcroppings & other significant natural features	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<b>Section IV</b>				
<b>Construction Detail Drawings</b>				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Barrington Highway Department requirements, and Subdivision Regulations	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
1. Typical cross-section of roadway	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2. Typical driveway apron detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
3. Curbing detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Guardrail detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5. Sidewalk detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Traffic signs and pavement markings	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Drainage structure(s):	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
8. Outlet protection riprap apron	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
9. Level spreader	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Treatment swale	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Typical section at detention basin	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Typical pipe trench	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13. Fire protection details	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
14. Erosion control details:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
15. Construction Notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Construction sequence	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Erosion control notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Landscaping notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
d. Water system construction notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e. Sewage system construction notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f. Existing & finish centerline grades	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g. Proposed pavement - Typical cross-section	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h. Right-of-way and easement limits	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
i. Embankment slopes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
j. Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

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Section V Supporting Documentation If Required					
1. Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
2. Stormwater management report	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
3. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
4. Environmental impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. Hydrogeologic study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Fiscal impact study provided	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Site Inventory and Conceptual Development Plan (from preliminary Conservation Subdivision review only)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

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## 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 DAVID W. VINCENT of LAND SURVEYING SERVICES to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner:

*Paul James Bales*

Signature of Developer: \_\_\_\_\_

Technical Review Signatures: \_\_\_\_\_

Town Engineer/Planner Approval Signature: \_\_\_\_\_ 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.

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(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:

*Cal James Roddy*

**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.

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**ADMINISTRATIVE AND REVIEW FEES**

# TOWN OF BARRINGTON - LAND USE DEPARTMENT

## PROJECT NARRATIVE

PROJECT NAME: Barry & Angela Carmichael and Carl J. Bodge      CASE FILE NUMBER: 249-2-GR-14-Sub

PROJECT LOCATION: Beauty Hill Road & Young Road

DATE OF APPLICATION: October 15, 2014

Property Details: Assessor's Map 249 / Lot 2 - 67.90 acres with 626.83' frontage/access on Beauty Hill Road with an existing residential structure with out buildings.

Single-Family      Residential      Multi-Family Residential      Commercial      Industrial

Current Zoning: Rural      Lot Area Size: 67.90 Acres

Setbacks:      Front: 40'      Side: 30'      Rear: 30'

Parking Spaces Required: \_\_\_\_\_ Parking Spaces Provided: \_\_\_\_\_

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

The purpose of this application is to subdivide a residential lot from an existing 67.90 acre parcel located at 508 Beauty Hill Road. The subject parcel is owned by Carl J. Bodge and comprises of 67.90 acres with 626.83' of frontage on Beauty Hill Road and 59.90' of frontage on Young Road, both are Class V public right of ways. Carl J. Bodge resides on the subject property, access to his residence is via an existing curb cut located on Beauty Hill Road. His residence is served by an existing well and subsurface septic system.

The proposed lot, Lot 2-1, shall comprise of 3.00 acres with 220.00' of frontage on Beauty Hill Road, being rectangular shaped and 597.00' deep. The lot shall be served by an individual subsurface septic system and well. The lot shall be accessed by an existing curb cut on Beauty Hill Road. NHDES Subdivision Approval for lot 2-1 is pending.

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**Subdivision Plan Waiver Request Form**  
**Under Subdivision Plan Regulations 5.3-Request for Waivers, 8.1-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):

**Subdivision Plan – Barry & Angela Carmichael and Carl J. Bodge**

Case Number: 249-2-GA-14-Sub

Site Location: **508 Beauty Hill Road**

Zoning District(s): **Rural**

Owner (s): **Carl J. Bodge**

Address of Owner(s): **508 Beauty Hill Road, Barrington, NH 03825**

Owner (s):

Address of Owner(s):

Name of Applicant (if different from owner): **David W. Vincent, LLS**

Phone Number: **(603) 664-5786**

Email: **d.vincent@landsurveyingservices.net**

Land Surveyor: **David W. Vincent, LLS**

I, **David W. Vincent, LLS**, seek the following waiver to the Town of Barrington Subdivision Regulations for the above case submittal:

**Article 5.3.1(6)**

Existing grades and topographic contours at intervals not exceeding two (2) feet with spot elevations where the grade is less than five percent (5%). **(Beyond the area depicted on the Subdivision Site Plan)**

**Article 5.3.1(9)**

Natural features such as streams, marshes, lakes, ponds, rock outcrops, wooded areas, significant trees, and other significant environmental features, including wetland areas as defined in the Zoning Ordinance. **(Beyond the area depicted on the Subdivision Site Plan)**

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**5.5(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 existing conditions surveyed areas of the remaining land, Lot 2-0, and proposed Lot 2-1, have been adequately depicted to determine the lots meet or exceed the minimum lot requirements of the zoning ordinances.

**5.5(2)** The waiver will not, in any manner, vary the provisions of the Barrington Zoning Ordinances, Master Plan, or Official Maps.

Each lot meet the land use requirements of the Zoning Ordinances, Master Plan, and Official Maps.

**5.5(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.

The existing conditions surveyed areas of the remaining land, Lot 2-0, and proposed Lot 2-1, have been adequately depicted to determine the lots meet or exceed the minimum lot requirements of the zoning ordinances.

**5.5(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 existing lot, Lot 2-0, is already developed and test pits have been conducted on the lot to depict an area suitable for a future septic system. 4.2 acres of existing conditions have been surveyed which exceeds the 80,000 s.f. minimum lot area for the Rural zone. Proposed Lot 2-1 depicts an existing conditions area of 2.2 acres which exceeds the 80,000 s.f. minimum lot area for the Rural zone, with test pit data and a potential well location.

**5.5(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.

Since this application depicts areas that exceed the minimum lot area requirements for the Zoning Ordinance and Subdivision Regulations any requests for additional data would be unnecessary and unreasonable expense.

 15 OCT 2014  
\_\_\_\_\_  
Signature of Owner/Applicant LAND USE OFFICE Date

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Carl J. Bodge  
508 Beauty Hill Road  
Barrington, NH 03825

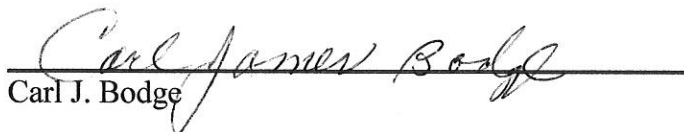
Ms. Marcia Gasses, Planner  
Town of Barrington  
Land Use Department  
PO Box 660  
Barrington, NH 03825-0660

**Re: Subdivision - Assessor's Map 249 / Lot 2, Beauty Hill Road, Barrington, NH**

To Whom it May Concern;

I, Carl J. Bodge, of 508 Beauty Hill Road, Town of Barrington, State of New Hampshire, 03825, hereby authorize David W. Vincent, LLS, his employees or assigns, of Land Surveying Services, with a mailing address of PO Box 7418, City of Rochester, State of New Hampshire, 03839, to represent me at any public hearing or public department regarding the submittal, review and approval of the application referenced above, of my property located on Beauty Hill Road.

Signed:

  
Carl J. Bodge

  
Date

LAND USE OFFICE

OCT 15 2014

RECEIVED

Barry & Angela Carmichael  
629A Portland Street  
Rochester, NH 03867

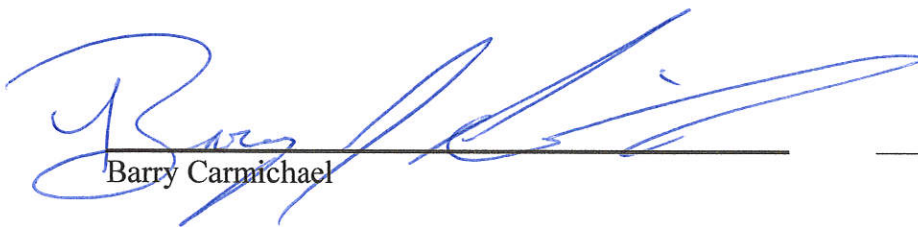
Ms. Marcia Gasses, Planner  
Town of Barrington  
Land Use Department  
PO Box 660  
Barrington, NH 03825-0660

**Re: Subdivision - Assessor's Map 249 / Lot 2, Beauty Hill Road, Barrington, NH**


To Whom it May Concern;

We, Joseph & Angela Carmichael, with a mailing address of 629A Portland Street, City of Rochester, State of New Hampshire, 03867, hereby authorize David W. Vincent, LLS, his employees or assigns, of Land Surveying Services, with a mailing address of PO Box 7418, City of Rochester, State of New Hampshire, 03839, to represent us at any public hearing or public department regarding the submittal, review and approval of the application referenced above, of the property located on Beauty Hill Road.

Signed:

  
Barry Carmichael

  
Date

  
Angela Carmichael

  
Date

LAND USE OFFICE

OCT 15 2014

RECEIVED

**ABUTTERS LIST**

**Barry J. & Angela Carmichael  
Assessor's Map 249 / Lot 2  
Beauty Hill Road & Young Road  
Barrington, NH**

**APPLICANTS**

Barry J. & Angela Carmichael  
629A Portland Street  
Rochester, NH 03867

**OWNER**

Map 249 / Lot 2  
Carl J. Bodge  
508 Beauty Hill Road  
Barrington, NH 03825

**ABUTTERS**

Map 113 / Lot 1  
Bradford Bowick  
Jannelle Corson  
217 Young Road  
Barrington, NH 03825

Map 113 / Lot 2  
Susan & William Lancey  
5 West Hadley Road  
Merrimac, MA 01860

Map 113 / Lot 3  
Michael Lawrence  
249 Young Road  
Barrington, NH 03825

Map 113 / Lot 5  
Julien & Jane Olivier  
554 Beauty Hill Road  
Barrington, NH 03825

Map 113 / Lot 6  
Thomas & Esther French  
548 Beauty Hill Road  
Barrington, NH 03825

Map 113 / Lot 9  
Map 115 / Lot 7  
Dudley & Harriett Revocable Trust  
25 Frying Pan Lane  
Stratham, NH 03885

Map 113 / Lot 42  
Richard & Ellen Perreault  
262 Young Road  
Barrington, NH 03825

Map 114 / Lot 1  
Dexter & Mary Bodge  
PO Box 222  
Barrington, NH 03825

Map 114 / Lot 3  
Nicholas & Michaela Phaneuf  
32 South Pine Street  
Dover, NH 03820

Map 114 / Lot 55  
Lewis, Jr. & Brenda Brown  
511 Beauty Hill Road  
Barrington, NH 03825

Map 240 / Lot 9  
Map 249 / Lot 59  
Brian & Rebecca Lenzi  
Family Revocable Trust  
155 Young Road  
Barrington, NH 03825

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Map 240 / Lot 10  
Raymond, Sr. & Cheryl Clement  
Revocable Trust  
179 Young Road  
Barrington, NH 03825

Map 240 / Lot 11  
Kenneth & Dulcie Dunton  
201 Young Road  
Barrington, NH 03825

Map 249 / Lot 1  
Josephine Maciver  
532 Beauty Hill Road  
Barrington, NH 03825

Map 249 / Lot 18  
Lawrence Haley, et al  
PO Box 367  
Barrington, NH 03825

Map 249 / Lot 58  
Town of Barrington Cemetery  
PO Box 660  
Barrington, NH 03825

**LAND SURVEYOR**

David W. Vincent, LLS  
Land Surveying Services  
PO Box 7418  
Rochester, NH 03839-7418

**ENVIRONMENTAL SCIENTIST**

John P. Hayes, III  
33 Third Street #2  
Dover, NH 03820

LAND USE OFFICE  
OCT 15 2014  
RECEIVED