

Project Application

Land Use Department

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

257-31148-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: _____

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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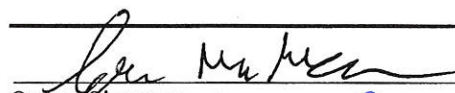
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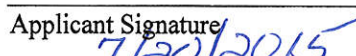
Engineer: Christopher R. Berry

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
Barbara Drvine
Staff Signature


Applicant 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/LOT LINES

\$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	x 7	\$ [REDACTED] - 126.00
RECORDING			50.00
TOTAL			\$ [REDACTED] - 401.00 \$

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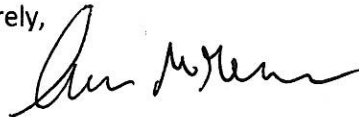
John McMaster
137 Merry Hill Road
Barrington, NH 03825

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,

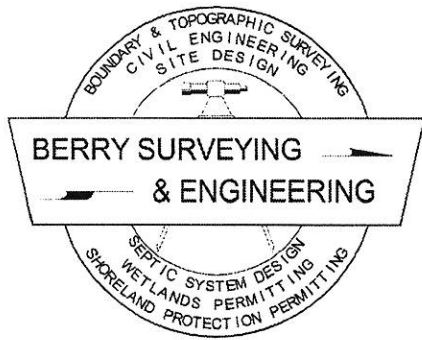
A handwritten signature in black ink, appearing to read "John McMaster", written in a cursive style.

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

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

July 7, 2015

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:					
<input type="checkbox"/> Lot Line Relocation See Section I & II	<input type="checkbox"/> Site Plan See Sections I & II	<input type="checkbox"/> Subdivision Plan See Sections I, II, III, IV & V			
			Provided	NA	
Section I. General Requirements					
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. 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			<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"/>	
Section II. General Plan Information					
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Note identifying which plans are to be recorded and which are on file at the town.	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	W	
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 checked="" type="checkbox"/>	<input type="checkbox"/>		

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Application Checklist

Barrington Subdivision Regulations

22. Existing easements (identified by type)	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
F) Conservation Commission)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	W	
25. Wetland delineation (including Prime Wetlands):	<input type="checkbox"/>	<input type="checkbox"/>	W	
a. Limits of wetlands	<input type="checkbox"/>	<input type="checkbox"/>	W	
b. Wetland delineation criteria	<input type="checkbox"/>	<input type="checkbox"/>	W	
c. Wetland Scientist certification	<input type="checkbox"/>	<input type="checkbox"/>	W	
26. Owner(s) signature(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
27. All required setbacks	<input type="checkbox"/>	<input type="checkbox"/>	W	
28. Physical features	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Wells	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Septic systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Stone walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e. Paved drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Gravel drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
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"/>		
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	<input type="checkbox"/>	<input type="checkbox"/>		
2. Proposed lot configuration defined by metes and bounds	<input 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 type="checkbox"/>		
a. Drainage easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
b. Slope easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
c. Utility easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
d. Temporary easement(s) (such as temporary turnaround)	<input type="checkbox"/>	<input type="checkbox"/>		
e. Roadway widening easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
f. Walking trail easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other easement(s) Note type(s)	<input type="checkbox"/>	<input type="checkbox"/>		
4. Area of each lot (in acres & square feet):	<input type="checkbox"/>	<input type="checkbox"/>		
a. Total upland(s)	<input type="checkbox"/>	<input type="checkbox"/>		

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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

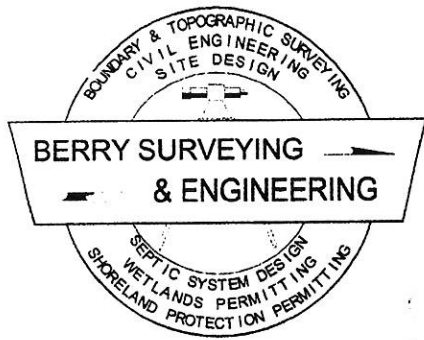
Date

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Revised 07/27/2011

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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

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



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335 Second Crown Pt. Rd., Barrington, NH 03825
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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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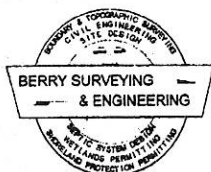
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One Eagle Square PO Box 3550
Concord, NH 03302-3550

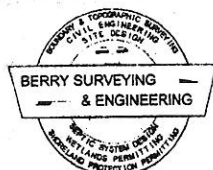
Professionals:

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: _____



LAND USE OFFICE

JUL 20 2015

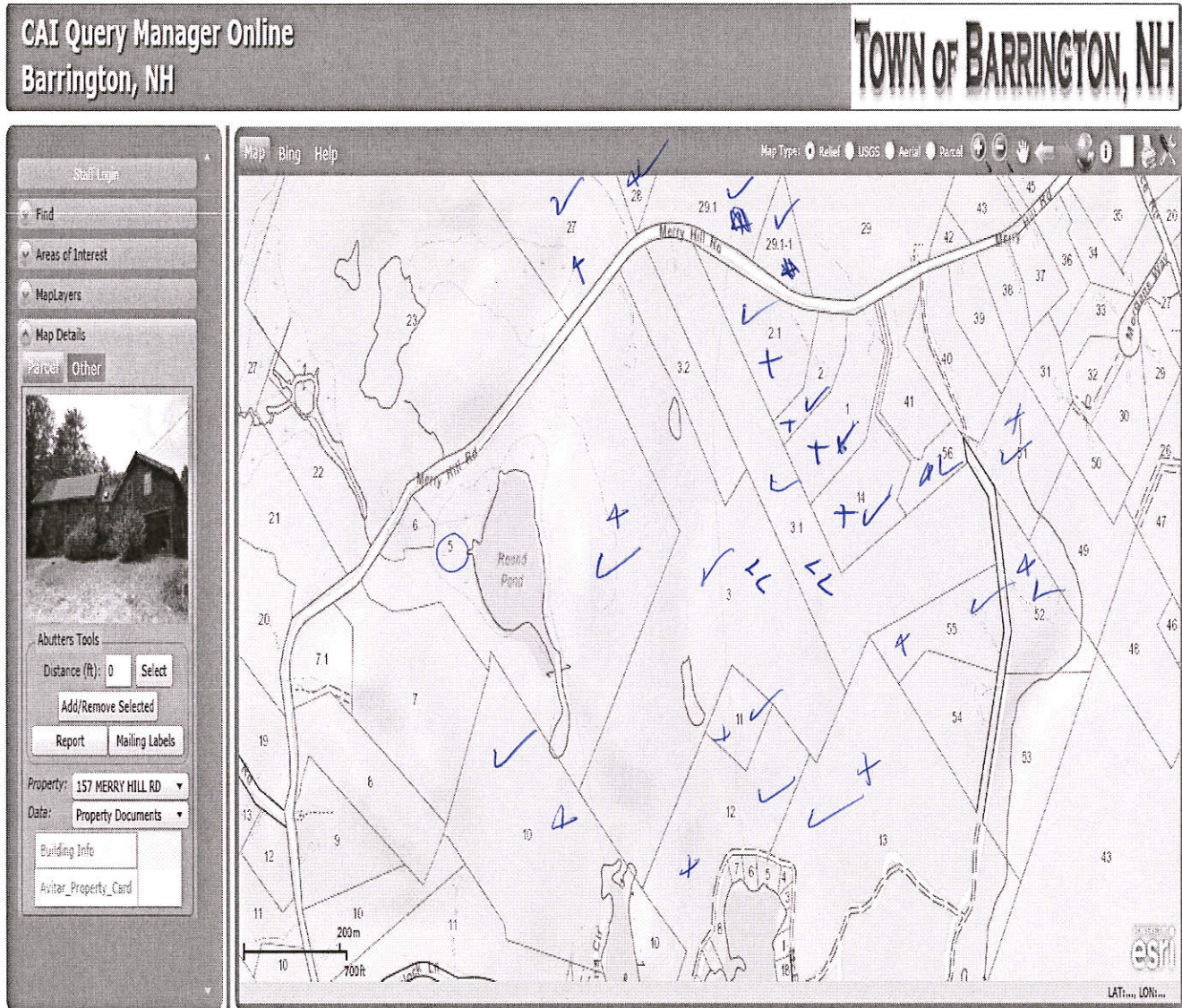
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BERRY SURVEYING & ENGINEERING

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