

Project Application

Land Use Department

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

238-SI-TC-15-SR/sign

Case Number: _____ Project Name: 614 FPH Real Estate, LLC Date: 2/10/2015

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 X

Conditional Use Permit _____ Sign Permit X Boundary Line Adjustment _____ Special Permit _____

Change of Use _____ Extension for Site Plan or Subdivision Completion _____

Amendment to Subdivision/Site Plan Approval _____ Other _____

Project Name: Site Plan prepared for 614 FPH Real Estate, LLC

Project Address: 614 Franklin Pierce Highway, Barrington, NH

Current Zoning District(s): Town Center Map(s) 238 Lot(s) 51 Acre .51

Request: The purpose of this plan is to convert 614 FPH from a residential use to a commercial use.

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: 614 FPH Real Estate, LLC

Company: 614 FPH Real Estate, LLC

Phone: 603-664-2231 Fax: _____

E-mail: Greg@Calef's.com

Address: PO Box 57, Barrington, NH 03825

Applicant (Contact): Joel D. Runnals

Company: Norway Plains Associates, Inc.

Phone: 603-335-3948

Fax: 603-332-0098

E-mail: jrunnals@norwayplains.com

Address: PO Box 249, Rochester, NH 03866

Architect: _____

Company: _____

Phone: _____

Fax: _____

E-mail: _____

Address: _____

Land Surveyor: Joel D. Runnals, LLS

Company: Norway Plains Associates, Inc.

Phone: _____

Fax: _____

E-mail: _____

Address: _____

Owner Signature

Barbara Arvine
Staff Signature

Joel D. Runnals
Applicant Signature

2/10/2015
Date

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TOWN OF BARRINGTON - LAND USE DEPARTMENT

Project Narrative:

Project Name: 614 Franklin Pierce Highway Case File # 238-51-TC-18-SR

Project Location: 614 Franklin Pierce Highway

Date of Application: February 11, 2015

Property Details:

Existing Single Family Residential

Current Zoning: Town Center Lot Area Size: 21,905 Sq. Ft.

Setbacks; Front= 20' Side= 15' Rear= 15'

Parking Spaces Required: 7 spaces Parking Spaces Provided: 7+ spaces

Description of the project, it's purpose and intent:

We intend to covert the existing building located at 614 Franklin Pierce Highway to commercial use and occupy the existing building with a light office tenant or tenants and or retail use on the ground floor. No changes are planned to the outside of the existing building other than necessary cosmetic work and light repairs. The existing foot print of the building will be maintained.

Planned changes to the interior include cosmetic work and the necessary upgrades to comply with the town of Barrington building codes.

We anticipate locating an approved sign on the property as shown on the drawings by Norway Plains. We have made application for a driveway permit with NHDOT which is pending. A copy of the approved driveway permit will be delivered to the Land Use office. The plan shows a proposed planter that will eliminate the westerly driveway entrance per request of NHDOT. The parking will be in the existing parking areas shown on the Site Plan including the shared parking area in the rear of the Calef's Country Store.

The parking requirements for Office Use / Office Building/ First Floor Retail = 7 spaces
First floor (minus the garage) = 900sf / (retail use 1 space per 250sf) = 4 spaces
Second floor = 900sf / (office use 1 space per 300sf) = 3 spaces
Total required parking spaces = 7 spaces

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**FEES:**

Application \$150.00
Public Notice: 75.00 per submission
Abutters @ _____ X \$7.00 each = _____
Other _____
Total Received: \$ _____ Cash _____ Check# _____

SIGN PERMIT APPLICATION PLANNING BOARD**TOWN OF BARRINGTON**

PO Box 660; 333 Calef Highway
Barrington, New Hampshire 03825

Project Address: 614 Franklin Pierce Highway Map 238 Lot 51
Project/Business Name: 614 FPH Current Zoning District(s) _____
Name of Applicant: Greg Bolton
Address: 614 Franklin Pierce Highway PO Box 57
Telephone: 603 664-2231 Email: Greg@calefs.com
Name of Project/Business Owner: Greg Bolton
Address: PO Box 57 BARRINGTON NH 03825
Telephone: 664-2231 Email: Greg@calefs.com
Sign Contractor: _____
Address _____
Telephone: _____ Email: _____
Written Authorization of Property Owner _____
Location of proposed sign on plan Illuminated Yes _____ No _____

Type of Sign: (circle all that apply)

☒ New Sign ☐ Existing Sign-Replacement ☐ Existing Sign-Renovations/Changes/Expansion

Proposed Sign: ☐

Free Standing Building Mounted Awning ☐ Banner ☐
One-Sided Two-sided ☐ Permanent lettering Manually changeable lettering
Home Business/Occupation ☐ Temporary-Purpose _____ Dates: From _____ To _____
Park/Business Complex Sign

New Sign Dimensions:

Height-Feet _____ Inches _____
Width- Feet _____ Inches _____
Distance from ground to top of the sign: _____

Lighting: Non-illuminated ☐ Externally illuminated

(Electrical permit required for electrical signs. Lighting shall not impact abutters and/ or traffic.)

The undersigned guarantees that the proposed work will be done in accordance with above statements and all work associated will be in accordance with all applicable Town Ordinances and regulations.

[Signature]
Owner Signature

Applicant Signature

Barbara Dumei
Staff Signature

2/10/2015
Date

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Sketch location on lot with ALL SETBACKS

(Attach a sketch of proposed sign showing the color breakdown)

The undersigned guarantees that the proposed work will be done in accordance with above statements and all work associated will be in accordance with all applicable Town Ordinances and Regulations.

Owner Signature

Barbara Irvine
Staff Signature

Applicant Signature

2/10/2015
Date

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Subdivision 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:				
Site Plan See Section I & II				
		Provided	NA	
Section I. General Requirements				
✓ 1. Completed Application Form		X	<input type="checkbox"/>	
✓ 2. Complete abutters list		X	<input type="checkbox"/>	
✓ 3. Payment of all required fees		X	<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		X	<input type="checkbox"/>	
✓ 5. Copies of any proposed easement deeds, protective covenants or other legal documents		<input type="checkbox"/>	X	
✓ 6. Any waiver request(s) submitted with justification in writing		<input type="checkbox"/>	X	
✓ 7. Technical reports and supporting documents (see Sections IX & X of this checklist)		<input type="checkbox"/>	X	
✓ 8. Completed Application Checklist		X	<input type="checkbox"/>	
Section II. General Plan Information				
✓ 1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations		X	<input type="checkbox"/>	
✓ 2. Title block information:		X	<input type="checkbox"/>	
✓ a. Drawing title		X	<input type="checkbox"/>	
✓ b. Name of subdivision		X	<input type="checkbox"/>	
✓ c. Location of subdivision		X	<input type="checkbox"/>	
✓ d. Tax map & lot numbers of subject parcel(s)		X	<input type="checkbox"/>	
✓ e. Name & address of owner(s)		X	<input type="checkbox"/>	
✓ f. Date of plan		X	<input type="checkbox"/>	
✓ g. Scale of plan		X	<input type="checkbox"/>	
✓ h. Sheet number		X	<input type="checkbox"/>	
✓ i. Name, address, & telephone number of design firm		X	<input type="checkbox"/>	
✓ j. Name and address of applicant		X	<input type="checkbox"/>	
✓ 3. Revision block with provision for amendment dates		X	<input type="checkbox"/>	
✓ 4. Planning Board approval block provided on each sheet to be recorded		X	<input type="checkbox"/>	
✓ 5. Certification block (for engineer or surveyor)		X	<input type="checkbox"/>	
✓ 6. Match lines (if any)		<input type="checkbox"/>	X	
✓ 7. Zoning designation of subject parcel(s) including overlay districts		X	<input type="checkbox"/>	
✓ 8. Minimum lot area, frontages & setback dimensions required for district(s)		X	<input type="checkbox"/>	

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Barrington Subdivision Regulations

<input type="checkbox"/>	X		
<input type="checkbox"/>	X		
<input type="checkbox"/>	X		

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Application Checklist

Barrington Subdivision Regulations

✓	assessor)				
✓	24. Area of each lot (in acres & square feet):	X	<input type="checkbox"/>		
✓	a. Existing lot(s)	X	<input type="checkbox"/>		
	b. Contiguous upland(s)	<input type="checkbox"/>	X		
	25. Wetland delineation (including Prime Wetlands):	<input type="checkbox"/>	X		
✓	a. Limits of wetlands	<input type="checkbox"/>	X		
✓	b. Wetland delineation criteria	<input type="checkbox"/>	X		
✓	c. Wetland Scientist certification	<input type="checkbox"/>	X		
✓	26. Owner(s) signature(s)	X	<input type="checkbox"/>		
✓	27. All required setbacks	X	<input type="checkbox"/>		
✓	28. Physical features	X	<input type="checkbox"/>		
✓	a. Buildings	X	<input type="checkbox"/>		
✓	b. Wells	X	<input type="checkbox"/>		
✓	c. Septic systems	X	<input type="checkbox"/>		
✓	d. Stone walls	<input type="checkbox"/>	X		
✓	e. Paved drives	X	<input type="checkbox"/>		
✓	f. Gravel drives	X	<input type="checkbox"/>		
✓	29. Location & name (if any) of any streams or water bodies	<input type="checkbox"/>	X		
✓	30. Location of existing overhead utility lines, poles, towers, etc.	X	<input type="checkbox"/>		
✓	31. Two-foot contour interval topography shown over all subject parcels	X	<input type="checkbox"/>		
✓	32. Map and lot numbers, name, addresses, and zoning of all abutting land owners	X	<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"/>		
	b. Contiguous uplands(s)	<input type="checkbox"/>	<input type="checkbox"/>		
	5. Proposed streets:	<input type="checkbox"/>	<input type="checkbox"/>		
	a. Name(s) labeled	<input type="checkbox"/>	<input type="checkbox"/>		
	b. Width of right-of-way dimensioned	<input type="checkbox"/>	<input type="checkbox"/>		
	c. Pavement width dimensioned	<input type="checkbox"/>	<input type="checkbox"/>		
	6. Source and datum of topographic information (USGS required)	<input type="checkbox"/>	<input type="checkbox"/>		
	7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	<input type="checkbox"/>	<input type="checkbox"/>		
	8. Soil Conservation Service (SCS) soil survey information	<input type="checkbox"/>	<input type="checkbox"/>		
	9. Location, type, size & inverts of the following (as applicable):	<input type="checkbox"/>	<input type="checkbox"/>		
	a. Existing water systems	<input type="checkbox"/>	<input type="checkbox"/>		
	b. Existing drainage systems	<input type="checkbox"/>	<input type="checkbox"/>		
	c. Existing utilities	<input type="checkbox"/>	<input type="checkbox"/>		
	10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	<input 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 type="checkbox"/>	<input type="checkbox"/>		

(date of adoption)

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12. Existing tree lines	<input type="checkbox"/>	<input type="checkbox"/>		
13. Existing ledge outcroppings & other significant natural features	<input 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 type="checkbox"/>		
Section IV				
Construction Detail Drawings				
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 type="checkbox"/>		
1. Typical cross-section of roadway	<input type="checkbox"/>	<input type="checkbox"/>		
2. Typical driveway apron detail	<input type="checkbox"/>	<input type="checkbox"/>		
3. Curbing detail	<input type="checkbox"/>	<input type="checkbox"/>		
4. Guardrail detail	<input type="checkbox"/>	<input type="checkbox"/>		
5. Sidewalk detail	<input type="checkbox"/>	<input type="checkbox"/>		
6. Traffic signs and pavement markings	<input type="checkbox"/>	<input type="checkbox"/>		
7. Drainage structure(s):	<input type="checkbox"/>	<input type="checkbox"/>		
8. Outlet protection riprap apron	<input type="checkbox"/>	<input type="checkbox"/>		
9. Level spreader	<input type="checkbox"/>	<input type="checkbox"/>		
10. Treatment swale	<input type="checkbox"/>	<input type="checkbox"/>		
11. Typical section at detention basin	<input type="checkbox"/>	<input type="checkbox"/>		
12. Typical pipe trench	<input type="checkbox"/>	<input type="checkbox"/>		
13. Fire protection details	<input type="checkbox"/>	<input type="checkbox"/>		
14. Erosion control details:	<input type="checkbox"/>	<input type="checkbox"/>		
15. Construction Notes	<input type="checkbox"/>	<input type="checkbox"/>		
a. Construction sequence	<input type="checkbox"/>	<input type="checkbox"/>		
b. Erosion control notes	<input type="checkbox"/>	<input type="checkbox"/>		
c. Landscaping notes	<input type="checkbox"/>	<input type="checkbox"/>		
d. Water system construction notes	<input type="checkbox"/>	<input type="checkbox"/>		
e. Sewage system construction notes	<input type="checkbox"/>	<input type="checkbox"/>		
f. Existing & finish centerline grades	<input type="checkbox"/>	<input type="checkbox"/>		
g. Proposed pavement - Typical cross-section	<input type="checkbox"/>	<input type="checkbox"/>		
h. Right-of-way and easement limits	<input type="checkbox"/>	<input type="checkbox"/>		
i. Embankment slopes	<input type="checkbox"/>	<input type="checkbox"/>		
j. Utilities	<input type="checkbox"/>	<input type="checkbox"/>		
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 type="checkbox"/>		
2. Stormwater management report	<input type="checkbox"/>	<input type="checkbox"/>		
3. Traffic impact analysis	<input type="checkbox"/>	<input type="checkbox"/>		
4. Environmental impact assessment	<input type="checkbox"/>	<input type="checkbox"/>		
5. Hydrogeologic study	<input type="checkbox"/>	<input type="checkbox"/>		
6. Fiscal impact study provided	<input type="checkbox"/>	<input 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 type="checkbox"/>		
8. Site Inventory and Conceptual Development Plan (from preliminary Conservation Subdivision review only)	<input type="checkbox"/>	<input type="checkbox"/>		

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LIST OF ABUTTERS

List of all the names and addresses of the owner(s) of record of the property and abutters, including persons whose property is separated from the concerned property by a street(s), public land(s) or stream(s). It is the responsibility of the applicant to determine the completeness and accuracy of the list of abutters.

MAP/LOT APPLICANTS

238/51 ✓ 614 FPH Real Estate, LLC, PO Box 57, Barrington, NH 03825

MAP/LOT ABUTTERS

235/1 ✓ John & Linda Svenson, PO Box 10, Barrington, NH 03825
238/1 ✓ Bernard & Susan Bennett, 112 Walnut Street, Rochester, NH 03867
238/50 ✓ 606 FPH, LLC, PO Box 57, Barrington, NH 03825
239/7 RLC Holdings, 105 Mallego Road, Barrington, NH 03825

PROFESSIONAL CONTACTS

Joel D. Runnals, LLS; Norway Plains Associates, Inc.; P. O. Box 249, Rochester, NH 03866-0249

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