



October 11, 2016


Town of Barrington, NH
Post Office Box 660
333 Calef Highway
Barrington, NH 03825

To Whom It May Concern,

Please let this letter confirm Federal Savings Bank's authorization for Dana Lynch to sign documents on behalf of Federal Savings Bank related to the application for Site Plan Review and associated permits, waivers, applications, amendments, etc. for the Bank's branch renovation project for property located at 6 Eastern Avenue, Barrington, NH.

Please do not hesitate to contact me with any questions or comments at (603) 842-6428.

Sincerely,


James R. Brannen
Executive Vice President
Chief Financial Officer
jbrannen@fsbdover.com

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CIVILWORKS NEW ENGLAND

181 WATSON ROAD
P.O. BOX 1166
DOVER, NH 03821-1166
PHONE: (603) 750.4266 FAX: (603) 749.7348

October 13, 2016

Town of Barrington
Land Use Department
P.O. Box 660
333 Calef Highway
Barrington, NH 03825

Attn: Marcia Gasses, Planner

Re: Federal Savings Bank
6 Eastern Avenue, Barrington
Tax Map 235, Lot 82
Our Reference No. 1609

Dear Ms. Gasses:

Please accept the following materials submitted on behalf of Federal Savings Bank for a Minor Site Review by the Planning Board at its November, 2016 meeting:

- 1) One (1) copy of a Project Application including Checklist and Application Agreement
- 2) One (1) Abutters List and three (3) sets of mailing labels
- 3) A check, payable to the Town, for the sum of \$358.00, calculated as follows:

a. 19 abutters/consultants @ \$7.00 each	\$133.00
b. Application fee	\$150.00
c. Public notice fee	\$ 75.00

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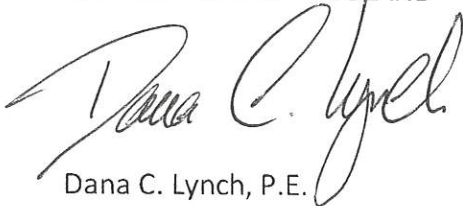
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- 4) Thirteen (13) copies of a Project Narrative Form and Attachment
- 5) Thirteen (13) copies of the following boundary and easement descriptions on record at the Registry of Deeds:
 - Book 936, pgs. 475-477, dated 11/7/73
 - Book 1140, pgs. 196 & 197, dated 7/31/84
 - Plan No. 22A-162
- 6) Thirteen (13) copies of a Sign Permit Application with attached photos generally depicting new/updated signs
- 7) Site Plan Waiver Request Forms for:
 - Section 5.5.1 (1) regarding internally lit signs
 - Section 5.7.1, Table 8 regarding sign area
- 8) Three (3) full size and ten (10) 11" x 17" copies of the project Site Plans including Architectural Elevations and Perspectives

We look forward to the opportunity to present this proposed project to the Board. Please feel free to contact this office if you should have any questions.

Best Regards,
CIVILWORKS NEW ENGLAND



Dana C. Lynch, P.E.

DCL/lrd

Enclosures

cc: James Brannen, EVP, Federal Savings Bank

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Project Application

Land Use Department

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

235-82-TC-16-SR/SIGN
Case Number: _____ Project Name: *FSB Renovate* Date *10/12/16*

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: *Proposed Minor Site Plan for Federal Savings Bank* Area (Acres or S.F.) *2.385 Ac.*

Project Address: *6 Eastern Avenue*

Current Zoning District(s): *Town Center (TC)* Map(s) *235* Lot(s) *82*

Request: *Renovate existing bank branch*

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: *Federal Savings Bank*

Company _____

Phone: *603-742-6440*

Fax: _____

E-mail: *jbrannen@fsbdover.com*

Address: *633 Central Avenue, Dover, NH 03820*

Applicant (Contact): *James Brannen, EVP, CFO*

Company *Federal Savings Bank*

Phone: *603-742-6440*

Fax: _____

E-mail: *jbrannen@fsbdover.com*

Address: _____

Developer: *N/A*

Company _____

Phone: _____

Fax: _____

E-mail: _____

Address: _____

Architect: *Michael J. Keane*

Company *Michael J. Keane, Architects*

Phone: *603-292-1400*

Fax: _____

E-mail: *michael@mjkarchitects.com*

Address: *101 Kent Place, Newmarket, NH 03857*

Engineer: *Stephen J. Haight, P.E.*

Company *Civilworks New England*

Phone: *603-749-0443*

Fax: _____

E-mail: *shaight@civilworksne.com*

Address: *181 Watson Road, P.O. Box 1166, Dover, NH 03821*

Owner Signature *Barbara Quinn*

Staff Signature

Applicant Signature *James C. Lynch*

Date *10/12/16*

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Applicant: Federal Savings Bank

Case # 235-82-TC-16-SR/SIGN

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 checked="" 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 10			<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 checked="" type="checkbox"/>	<input 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 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
e. List of required permits and permit approval numbers	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
18. Boundary of entire property to be subdivided	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
19. Boundary monuments	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Monuments to be set	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
20. Existing streets:	<input 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 type="checkbox"/>	<input checked="" 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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Application Checklist

Barrington Subdivision Regulations

22. Existing easements (identified by type)	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
F) Conservation Commission)				
G) Vehicular & pedestrian access easement(s)	<input checked="" type="checkbox"/>	<input 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
assessor)				
24. Area of each lot (in acres & square feet):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Existing lot(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Contiguous upland(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
25. Wetland delineation (including Prime Wetlands):	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Limits of wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Wetland delineation criteria	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Wetland Scientist certification	<input type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
e. Paved drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Gravel drives	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
29. Location & name (if any) of any streams or water bodies	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
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	<input type="checkbox"/>	<input type="checkbox"/>		
easement applicable to this application:				
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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Barrington Subdivision Regulations

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"/>		
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"/>		

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Application Checklist**Barrington Subdivision Regulations**

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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APPLICATION AGREEMENT

I hereby apply for ^{Site} ~~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~~ ^{Site} 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 ~~X~~ Dana Lynch of Federal Savings Bank to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner:

Dana C. Lynch For Federal Savings Bank

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:

Dana C. Lynd For Federal Savings Bank

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

Abutters List - June 13, 2016
Federal Savings Bank
6 Eastern Avenue, Barrington, NH
Tax Map 235, Lot 82

Map-Lot-Unit

Owner Name & Address

235-0082

Dover Federal Savings Bank
Attn: Jim Brannen
633 Central Avenue
Dover, NH 03820

235-0005

Barrington Pines LLC
PO Box 60
Center Strafford, NH 03815

235-0073

Cindy Pelley
30 Century Pines Drive
Barrington, NH 03825

235-0080

Pasternack-Rodeffer, LLC
PO Box 710, 8 Century Pines Drive
Barrington, NH 03825

235-0081-0001

William C. Galloway
33 Eastern Avenue, Unit 1
Barrington, NH 03825

235-0081-0002

Anne H. Melvin
33 Eastern Avenue, Unit 2
Barrington, NH 03825

235-0081-0003

Paul H. Ouellette
33 Eastern Avenue, Unit 3
Barrington, NH 03825

235-0081-0004

James M. & Karen C. O'Day
33 Eastern Avenue, Unit 4
Barrington, NH 03825

235-0081-0005

Julie & Michael Anderson
2 Cassily Lane
Dover, NH 03820

235-0081-0006

Matthew Thomas Hurst
35 Eastern Avenue, Unit 1
Barrington, NH 03825

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Map-Lot-Unit	Owner Name & Address
235-0081-0007	Nina Locwin 35 Eastern Avenue, Unit 2 Barrington, NH 03825
235-0081-0008	Cynthia Nelson 35 Eastern Avenue, Unit 3 Barrington, NH 03825
235-0081-0009	Jennifer J. Corbin PO Box 3 Stratham, NH 03885
235-0083	The Journey Baptist Church PO Box 707 Barrington, NH 03825
238-0004	Three Socios, LLC 321D Lafayette Road Hampton, NH 03842
238-0007	George Tsoukalas PO Box 684 Barrington, NH 03825
Engineer:	Civilworks New England PO Box 1166, 181 Watson Road Dover, NH 03821-1166
Architect:	Michael J. Keane Architects 101 Kent Place Newmarket, NH 03857
Landscape Architect:	Woodburn & Company 103 Kent Place Newmarket, NH 03857

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TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME Proposed Minor Site Plan for Federal Savings Bank CASE FILE NUMBER 235-82-TC-16-SR/S16N

PROJECT LOCATION 6 Eastern Avenue

DATE OF APPLICATION October 12, 2016

Property Details:

Single-Family Residential Multi-Family Residential Commercial X Industrial

Current Zoning: Town Center (TC) Lot Area Size 2.385 Ac./103,891 s.f.

Setbacks: Front 73 ft. Side 41 ft./135 ft. Rear 230 ft.

Parking Spaces Required: 12 Parking Spaces Provided: 15

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

SEE ATTACHED

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**PROJECT NARRATIVE
ACCOMPANYING MINOR SITE REVIEW
APPLICATION
for
FEDERAL SAVINGS BANK
Tax Map 235, Lot 82
6 Eastern Avenue**

PROJECT OVERVIEW

The proposed project consists of the following general improvements:

- Removal of existing two-story office wing and replacement with a one-story bank lobby/office area
- Remodel of existing 1-story bank lobby and office area as offices, break room, conference room area
- Construct drive-up ATM window on southerly end of new portion of building
- Remove existing drive-up/ATM window and associated pavement on northerly end of remodeled portion of building
- New lighting
- New landscaping around building
- Updated signs

PROJECT LOCATION

The project site consists of Lot 82, as shown on Tax Map 235. Lot 82 contains approximately 103,891 s.f. or 2.385 acres, and has been owned and occupied by Federal Savings Bank for over forty years as its Barrington branch. The Minor Site Plan application before the Planning Board is for a renovation and remodeling of this facility.

The project site is located on the easterly side of Route 125, approximately 1/8 mile north of NH Route 9. Lot 82 is level and consists of Windsor loamy sand soils with an estimated seasonal high water table at depths greater than 6 feet. The front portion of the site, directly abutting NH Route 125, is wooded with a mature, maintained stand of pines. The existing bank facility, including parking and access aisles, occupy the middle of the site. The remainder of the site is naturally wooded with a pine overstory and mixed, relatively dense vegetation below.

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DRAINAGE

The proposed project will result in a reduction of impervious lot coverage from 28,487 s.f. to 25,114 s.f. Currently, drainage is adequately addressed via surface runoff to lawn and wooded area and absorption by the existing excessively well-drained soils. A portion of roof runoff is currently captured through roof drains and directed to drywells for infiltration.

The proposal for the site surrounding the structure will continue to employ similar stormwater management practices. All roof runoff will be directed to similarly designed infiltrators with overflow capabilities in adverse circumstances. As a result, drainage will continue to be adequately addressed and will not impact abutting properties.

UTILITIES

The existing structure will continue to be served by the existing septic system and well. The existing system was designed, approved by NHDES and constructed in 2001 for the existing use and the proposed renovation/remodeling will not increase the load.

Eversource, Metrocast, and Fairpoint services will remain essentially unchanged with overhead lines carrying service from the westerly side of NH Route 125 to an on-site riser pole. From the riser pole to the building will continue to be underground.

LIGHTING

Currently, site lighting is provided by a combination of 400-watt pole-mounted halogen fixtures, ground-mounted wash lights in front of the building, and approximately 13, 6 ft. post lanterns with minimal illumination capabilities.

The proposal includes 7 LED pole-mounted fixtures with a mounting height of 20 ft. These fixtures are cut-off type and illumination of the site will be contained within the site boundaries. The fixture color selection is intended to blend with the surrounding environment.

LANDSCAPING

Existing site landscaping will be replaced in the area directly surrounding the building site and supplemented in other areas per the Landscape Plan. Time was spent with an arborist evaluating the appearance and health of the existing tree stand along NH Route 125. As a result, it was determined that it would be best to preserve this stand to the greatest extent possible and to supplement it with select areas of formal and informal planting areas. The

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extent of these areas is limited by root growth and light restriction. To facilitate the design, all existing trees were located and depicted on the plans.

SIGNS

In addition to on-site signing for traffic movements and parking, the proposal includes replacement of the existing internally-lit sign. A sign permit application has been provided with this submission for review and discussion with the Board. The existing building-mounted sign will be revised with an updated logo and colors.

TRAFFIC

The proposed renovations/remodeling will not result in changes in trip generation characteristics. No amendment of the current NHDOT Driveway Permit is required.

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KNOW ALL MEN BY THESE PRESENTS THAT I, Arthur G. Davis of Durham Road, Dover, County of Strafford and State of New Hampshire, for consideration paid, grant to DOVER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation duly organized by law and having a principal place of business at 633 Central Avenue, Dover, County of Strafford and State of New Hampshire, with WARRANTY covenants, a certain tract or parcel of land situate in Barrington, County of Strafford and State of New Hampshire, and shown as Lot #2 on a plan entitled, "Arthur G. Davis, Sumner Haley Land, Barrington, N.H., July, 1973, G. L. Davis & Associates, Civil Engineers", which was recorded as Plan 31, Pocket 1, Folder 4 in the Strafford County Registry of Deeds and which is bounded and described as follows:

BEGINNING at an iron pipe located on the Southerly sideline of Route 125, also known as the Calef Highway and the Northerly corner of land now or formerly of Warren A. Boyle; thence turning and running S 50° 17' E Three Hundred Eighty (380) feet, more or less, to a steel stake; thence turning and running N 28° 22' E Six Hundred Forty-three and Thirty-one hundredths (643.31) feet, more or less, to a steel stake; thence turning and running N 61° 38' W Three Hundred Ninety-eight and Sixty-eight hundredths (398.68) feet, more or less, to a steel stake located on the Southerly sideline of Route 125; thence turning and running S 28° 22' W Fifty (50) feet, more or less, to a NHHD bound; thence continuing along the Southerly sideline of Route 125 S 23° 58' W Three Hundred Twenty-five and Sixty-eight hundredths (325.68) feet, more or less, to another NHHD bound; thence continuing along the Southerly sideline of said Route 125 S 28° 02' W One Hundred Ninety-three and Eighty-one hundredths (193.81) feet, more or less, to an iron pipe at the point of beginning.

The grantor reserves, however, a permanent easement for road and entrance purposes only and for no other purpose, which road and entrance may be used by the grantor, his heirs, and assigns, and the grantee and its assigns, which is located on the Northerly side of the said property and is bounded and described as follows:

BEGINNING at a steel stake on the Southerly sideline of Route 125 and the Northerly corner of Lot #2 herein conveyed; thence running S 61° 38' E One Hundred Fifty (150) feet, more or less, to a point; thence turning at right angles and running in a generally Southwesterly direction Twenty-five (25) feet, more or less; thence turning at right angles and running N 61° 38' W One Hundred Fifty (150) feet, more or less, to the Southerly sideline of Route 125; thence running N 28° 22' E along the Southerly sideline of said Route 125 Twenty-five (25) feet, more or less, to the point of beginning.

The grantor further grants a permanent easement to the grantee for road and entrance purposes only and for no other purpose, which road and entrance may be used by the grantor, his heirs and assigns, and the grantee, and its assigns which is located over a portion of Lot #3 as shown on said plan, and is bounded and described as follows:

BEGINNING at a steel stake located on the Southerly sideline of Route 125 and the Northerly corner of Lot #2; thence turning and running S 61° 38' E One Hundred Fifty (150) feet, more or less, to a point; thence turning at

1973 NOV -7 AM 9:40

STRAFFORD COUNTY

BK-936 P65 475

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right angles and running in a Northeasterly direction Fifty (50) feet, more or less; thence turning and running at right angles N 61° 38' W One Hundred Fifty (150) feet, more or less, to a point located on the Southerly sideline of said Route 125; thence turning and running S 28° 22' W Fifty (50) feet, more or less, to the point of beginning.

Subject conveyance is subject to all easements and restrictions of record.

MEANING AND INTENDING to convey a portion of the property conveyed to grantor herein by deed of Waldron Haley dated July 30, 1973 and recorded in the Strafford County Registry of Deeds, at Book 931, Page 72.

Taxes for the year of 1973 are to be paid by the grantor.

WITNESS my hand and seal this 6th day of November 1973.

Witness:

Julius R. Line

Arthur G. Davis

STATE OF NEW HAMPSHIRE
STRAFFORD, SS.

November 6, 1973

Personally appeared Arthur G. Davis, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Before me,



Julius R. Line
Justice of the Peace / Notary Public

REGISTER OF DEEDS
STRAFFORD COUNTY

Marjorie E. Holmes

OK-936 RE 476

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Somersworth, N.H. November 7, 1973

The debt secured by a certain mortgage dated June 18, 1965 and recorded Strafford County Registry of Deeds, Book 797, Page 53, having been fully paid and satisfied, said mortgage is hereby discharged.

SOMERSWORTH NATIONAL BANK

BY *Robert B. Brown*, Cashier
~~President-Treasurer-Mortgage-Loan-Officer~~



1973 NOV -7 AM 9:52

STRAFFORD COUNTY

Marjorie E. Holmes

REGISTER OF DEEDS
STRAFFORD COUNTY

Marjorie E. Holmes

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OK-936 PGE 477

DEED OF WARRANTY

1984 JUL 31 PM 1:46

STRAFFORD COUNTY
REGISTRY OF DEEDS

Federal Savings Bank, formerly known as Dover Federal Savings & Loan Association, a
corporation duly organized by law and having its principal place of business at
633 Central Avenue, Dover, Strafford County, State of
New Hampshire, for consideration paid, grant to Steve Zaremba, P.O. Box 13, Methuen,
County of Essex, State of Massachusetts, and Kenneth Kolifrath of Rustic Lane,
Plaistow, County of Rockingham and State of New Hampshire as tenants in
common

008483

with WARRANTY covenants, the following

(Description of land or interest being conveyed: incumbrances, exceptions, reservations, if any)

A certain parcel of land situate on the Southeasterly side of N.H. Route #125 in Barrington
Strafford County and State of New Hampshire, being Lot #2 as shown on plan entitled
"Subdivision Plan, Land of Dover Federal, Savings & Loan, Barrington, N.H., dated August 12,
1977, Frederick E. Drew, R.L.S.", a copy of which is to be recorded in Strafford County
Records, and bounded and described as follows:

Beginning at an iron pipe in the Southeasterly sideline of N.H. Route #125, said pipe
also being at the junction of the Southwesterly corner of the herein described premises with
the Northwesterly corner of land now or formerly of Warren A. Boyle; thence N 28° 02' E by
said highway a distance of one hundred ninety-three and eighty-one hundredths (193.81) feet
to a concrete bound marked "NHHD"; thence N 23° 58' E by said highway a distance of ninety-
seven and nineteen hundredths (97.19) feet to a marker at the Southwesterly corner of Lot #1;
thence S 65° 28' E by Lot #1 a distance of three hundred eighty-two and no hundredths (382.00)
feet to a marker at land of Barrington East Condominium; thence S 28° 22' W by land of said
Condominium a distance of three hundred ninety-one and no hundredths (391.00) feet to land
now or formerly of Waldron B. Haley; thence N 50° 17' W by land of said Haley and land of
said Boyle a distance of three hundred eighty and no hundredths (380.00) feet to the point of
beginning. Containing 2.931 acres, more or less.

Together with the right to use in common with Dover Federal Savings & Loan Association,
its successors and assigns, the roadways shown over Lot #1 on the aforesaid plan for ingress
and egress to the above described premises, and the right to use in common with said Dover
Federal Savings & Loan Association, its successors and assigns, and the owners of Barrington
East Condominium, their heirs and assigns, the right of way to and from Lot #1 and N.H. Route
#125;

Subject, however, to the limited access provisions as pertain to N.H. Route #125 along the
Northwesterly boundary of Lot #2 which prohibit direct access to said highway.

Meaning to convey a portion of the premises acquired by Dover Federal
Savings and Loan Association from Arthur G. Davis dated November 6, 1973
and recorded in Strafford County Registry of Deeds, Book 936, Page 475.

Witness our hands this 31st day of July, 1984.

Witness:

FEDERAL SAVINGS BANK

By: *Thomas P. Hand, Sr.*, Duly Authorize

State of New Hampshire, } The foregoing instrument was acknowledged before me this 31st
County of Strafford } day of July, A.D. 1984 by Thomas P.
Hand, Sr., Treasurer, duly authorized of Federal Savings Bank.



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My Commission expires 9/12/84

EX 1140 PG 0196

045758

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
JUL --'84
P.B.
10666

STATE TAX
COMMISSION

999.00

R.S.A. 78-B

045769

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
JUL --'84
P.B.
10666

STATE TAX
COMMISSION

999.00

R.S.A. 78-B

045770

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
JUL --'84
P.B.
10666

STATE TAX
COMMISSION

899.00

R.S.A. 78-B

045771

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
JUL --'84
P.B.
10666

STATE TAX
COMMISSION

403.00

R.S.A. 78-B

EX 1140 760197

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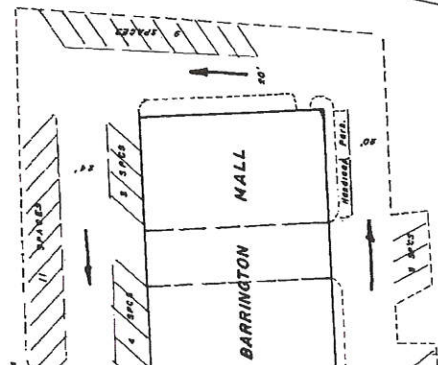


Barrington East Condominium

Waldron B. Haley
723-356

2
2.93/Ac.

1
2.385Ac.



Wetron A. Boyle
655-182



SUBDIVISION PLAN
DOVER FEDERAL SAVINGS and LOAN ASSOCIATION
BARRINGTON N.H.
Scale: 1"=50'



See Drive Permit No 6-027-153 for details of pavement widening and drainage additions
Perimeter Data from S. L. Davis Plan No 140-49
TITLE REF 336-475

PLANNING BOARD
BARRINGTON, N.H.
-APPROVED-
Date: 7/1/82
Chairman: [Signature]



**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: 6 Eastern Avenue **Map** 235 **Lot** 82
Project/Business Name: Federal Savings Bank **Current Zoning District(s)** TC
Name of Applicant: SAME
Address: 633 Central Avenue, Dover, NH 03820
Telephone: 742-4680 **Email:** jbrannen@fsbdover.com
Name of Project/Business Owner: SAME
Address: SAME
Telephone: SAME **Email:** _____
Sign Contractor: Portsmouth Sign
Address: 19 Nimble Hill Road, Newington, NH 03801
Telephone: 436-0047 **Email:** dave@portsmouthsign.com
Written Authorization of Property Owner _____
Location of proposed sign see Site Plan **Illuminated Yes** ☒ **No** ☐

Type of Sign: (circle all that apply)☒ New Sign ☐ Existing Sign-Replacement ☐ Existing Sign-Renovations/Changes/Expansion**Proposed Sign:** L

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 7 Inches 6
Width- Feet 8 Inches 0 (at widest)
Distance from ground to top of the sign: 7'-6"

Sign Area:

4' x 4' = 16 s.f.
3.52 x 8' = 28.2 s.f.
TOTAL = 44.2 s.f.

Lighting: Non-illuminated ☐ Externally illuminated ☐ Internal (by waiver) ☒

(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.

Federal Savings Bank
by: Dana C. Lynch
Owner Signature

Federal Savings Bank
by: Dana C. Lynch
Applicant Signature

Barbara Drume
Staff Signature

10/12/16
Date

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Sketch location on lot with ALL SETBACKS

SEE ATTACHED PHOTOS

(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

Applicant Signature

Staff Signature

Date

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OCT 12 2016



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OCT 12 2015

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 PortsmouthSign.com 603-436-0047	REVISION: All orders under \$250 include 1 revision only. All orders over \$250 include 3 revisions only. Additional revisions will be charged at \$25 per revision. PLEASE NOTE: Designs are NOT actual size and color may vary depending on printer and/or monitor.	10/6/16 I understand this Order Form is the final production order and replaces all previous drawings, notes and verbal instructions to this job. Standard vinyl & paint colors will be used. Custom colors and specific matches to PMS colors will be an additional fee. I have carefully reviewed this form and verify that it contains all necessary specifications and represents my order. I authorize fabrication according to this approval. SIGNATURE: _____ Date: _____	RETURN SIGNED TO: service@portsmouthsign.com Member of:  GREATER DOVER CHAMBER OF COMMERCE PORTSMOUTH GREATER CHAMBER OF COMMERCE the Greater York Region Chamber of Commerce
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Shop Use Only	Qty: <input type="checkbox"/> SS <input type="checkbox"/> DS <input type="checkbox"/>	Materials:	Background Color:	Vinyl Color:	Other:
				HP <input type="checkbox"/> Int <input type="checkbox"/>	



Existing Sign on Front Face of Building

to be updated with new logo and colors

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Site Plan Waiver Request Form
Under Site Plan Regulations 3.9.8-Waivers and Article 8-Waiver Procedure

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 Site Plan Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved site plan.**

Name of Site Plan (See Title Box): Minor Site Plan for Federal Savings Bank

Case Number: 235-82-TC-16-SB/SIGN

Site Location: 6 Eastern Avenue

Zoning District(s): Town Center

Owner (s): Federal Savings Bank

Address of Owner(s): 633 Central Avenue, Dover, NH 03820

Address Line 2: _____

Name of Applicant (if different from owner): SAME

Phone Number 749-0443 Email jbrannen@fsbdover.com

~~Land Surveyor~~ Civilworks New England, attn: Dana C. Lynch, P.E.
ENGINEER:

We, Federal Savings Bank seek the following waiver to the Town of Barrington Site Plan regulations for the above case submittal: Section 5.5.1(1), General Requirements, states "Signs shall not be illuminated internally."

The current Federal Savings Bank sign is internally lit as are many signs along the Route 125 corridor including Journey Church, Barrington Animal Hospital, Barrington Walk-In Care/Family Practice, and Irving Gas/Convenience Store.

We wish to maintain the same presence we have enjoyed for many years in the community and we feel our remodeled sign will be in keeping with others in the area.

Federal Savings Bank
Dana C. Lynch
Signature of Owner/Applicant

10/12/16
Date

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Site Plan Waiver Request Form
Under Site Plan Regulations 3.9.8-Waivers and Article 8-Waiver Procedure

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 Site Plan Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved site plan.**

Name of Site Plan (See Title Box): Minor Site Plan for Federal Savings Bank

Case Number: 235-82-TC-16 SR/SIGN

Site Location: 6 Eastern Avenue

Zoning District(s): Town Center

Owner (s): Federal Savings Bank

Address of Owner(s): 633 Central Avenue, Dover, NH 03820

Address Line 2: _____

Name of Applicant (if different from owner): SAME

Phone Number 749-0443 Email jbrannen@fsbdover.com

~~Land Surveyor~~ Civilworks New England, attn: Dana C. Lynch, P.E.
ENGINEER:

We, k Federal Savings Bank seek the following waiver to the Town of Barrington Site Plan regulations for the above case submittal: Section 5.7.1, Table 8

The current sign at this site measures 6'-1" by 4', or slightly more than 24 s.f. The proposal calls for a new sign, in the same location that has a 4' by 4' base face area and a sign with outside dimensions of 3.52' by 8', or a total of 44.2 s.f.

Other signs in the area are sized as follows:

- Journey Church = 32 s.f.
- Barrington Animal Hospital = 70 s.f. +/-
- Barrington Walk-In Care = 55 s.f. +/-
- Irving Gas = 80 s.f. +/-

Accordingly, the average sign is about 60 s.f. +/- each face.

Our proposal is about 75% of the average sign size in the area and equivalent to the sign located to the south along Route 125 (Journey Church).

Federal Savings Bank
by: Dana C. Lynch
Signature of Owner/Applicant

LAND USE OFFICE

Date

10/12/16

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