

# Project Application

## Land Use Department

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

234-31+38-GR-16-LL

Case Number: \_\_\_\_\_ Project Name: Lot Line Date 12/14/16

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: LOT LINE REV. HALEY & MCNEIL Area (Acres or S.F) 23.44

Project Address: Oak Hill Rd

Current Zoning District(s): Rural GR Map(s) 234 Lot(s) 031

Request: TO REVISE THE LOT LINE BETWEEN LOT 31 AND 38

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: Donetta Haley

Company \_\_\_\_\_

Phone: 603-235-3579 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Address: PO Box 367, Barrington, NH 03825

Applicant (Contact): PUAL J. & SUZANNE W. MCNEIL OF P&S MCNEIL FAMILY REV. TRUST

Company \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Address: 82 MUCHADO DRIVE, BARRINGTON, NH 03825

Developer: \_\_\_\_\_

Company \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

Architect: \_\_\_\_\_

Company \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

Engineer: Kenneth A. Berry, LLS, PE

Company Berry Surveying & Engineering

Phone: 332-2863 Fax: 335-4623 E-mail: K.Berry@BerrySurveying.com

Address: 335 Second Crown Point Rd., Barrington, NH 03825

Owner Signature

Barbara Arvine

Staff Signature

Applicant Signature

12/14/16

Date

# Project Application

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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: \_\_\_\_\_ Area (Acres or S.F.) \_\_\_\_\_

Project Address: \_\_\_\_\_

Current Zoning District(s): \_\_\_\_\_ Map(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

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.

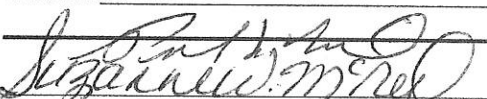
Owner: \_\_\_\_\_  
Company \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_

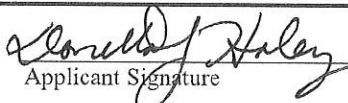
Applicant (Contact): \_\_\_\_\_  
Company \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_

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

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

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

  
Owner Signature

  
Applicant Signature

Staff Signature

Date

12-14-16

# TOWN OF BARRINGTON - LAND USE DEPARTMENT

## PROJECT NARRATIVE

PROJECT NAME \_\_\_\_\_ CASE FILE NUMBER \_\_\_\_\_

PROJECT LOCATION Oak Hill Rd \_\_\_\_\_

DATE OF APPLICATION 12-14-16 \_\_\_\_\_

### Property Details:

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

Current Zoning: Rural \_\_\_\_\_ Lot Area Size 23.44 AC. & 7.03 Ac. \_\_\_\_\_

Setbacks: Front 40 \_\_\_\_\_ Side 30 \_\_\_\_\_ Rear 30 \_\_\_\_\_

Parking Spaces Required: 0 \_\_\_\_\_ Parking Spaces Provided: 0 \_\_\_\_\_

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

THE PROPOSAL IS TO PROVIDE A LOT LINE REVISION BETWEEN THE TWO LAND OWNERS TO PROVIDE A PERMINANT ACCESS TO LAND OWNED BY THE MCNEIL FAMILY. THERE IS A POTENTIAL EASEMENT ACROSS LAND OWNED BY HALEY, AND THIS REVISION IS TO CLEAR UP THE LOCATION AND PROVIDE PERMINANT ACCESS. A WAIVER IS REQUEST TO A FULL TOPOGRAPHIC SURVEY WITH WETLANDS DELINEATION ON THE ENTIRE PARCEL OWNED BY MCNEIL WHEREAS WE HAVE PROVIDED ENOUGHT INFORMATION FOR THE BOARD TO MAKE AN INFORMED DECISION ON THE VIALBILITY OF THE LAND OWNED BY MCNEIL.

Applicant: \_\_\_\_\_

Case #: \_\_\_\_\_

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

**Application Checklist**

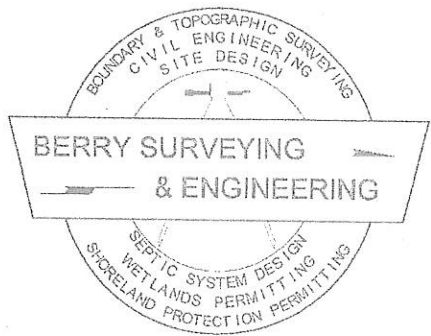
**Barrington Subdivision Regulations**

e. Name & address of owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Date of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Scale of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
h. Sheet number	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
i. Name, address, & telephone number of design firm	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
j. Name and address of applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Revision block with provision for amendment dates	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Planning Board approval block provided on each sheet to be recorded	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Certification block (for engineer or surveyor)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6. Match lines (if any)	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
16. Plan and deed references	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
17. The following notes shall be provided:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Purpose of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Existing and proposed use	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Water supply source (name of provider (company) if offsite)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Zoning variances/special exceptions with conditions	<input 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 <b>LLR</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
19. Boundary monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Monuments found	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Map number and lot number, name addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Monuments to be set	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
20. Existing streets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Name labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Status noted or labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Right-of-way dimensioned	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Pavement width dimensioned	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
21. Municipal boundaries (if any)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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



## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

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

Town of Barrington Planning Board  
Town of Barrington  
333 Calef Highway  
Barrington, NH 03825

12-14-16

Dear Chairperson & Members of the Barrington Planning Board:

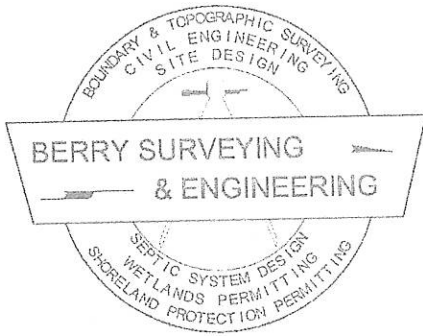
This letter is a formal waiver request to accompany plans prepared by Berry Surveying & Engineering, for a lot line revision between Haley and Mcneil off Oak Hill Road and stamped by Kenneth A. Berry, LLS #805. The lot line revision affects Tax Map 234, Lots 31 & 38.

By delivery of this letter, Berry Surveying & Engineering hereby requests that the Planning Board waive the requirements of item #28 of the Subdivision Checklist which requires topography and existing features of the lot. Also Section 8.3, Paragraph 6 & 9 concerning topography and wetlands delineation. Berry Surveying & Engineering has performed a boundary survey of the entire parcel, and has performed a topographical survey on an area large enough to show that each lot contains enough upland area to meet the requirements of the Town of Barrington Zoning Ordinance. By denial of this waiver, Haley and Mcneil would be forced into a complete survey of the remainder of his land, approximately 7 acres which isn't germane to the purpose of the application.

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, President



## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road

Barrington, NH 03825

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

Town of Barrington Planning Board  
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333 Calef Highway  
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By delivery of this letter, Berry Surveying & Engineering hereby requests that the Planning Board waive the requirements of section 11.2.2 where the minimum lot width is 75'. In this instance the lot line revision is proposed to deliver access to an existing land locked parcel. The provided width is not to be used for building only access. The requirement for a 75' access way to Oakhill road serves no additional purpose to the access provided.

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, President