

Project Application

Land Use Department

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

203-84101-67-6R-17-LL
Case Number: _____ Project Name: Adjust Lot Line Right of Way Date 11/10/2017

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 Revision Plan for S&D Doughty Family Revocable Trust Area (Acres or S.F.) 37± Ac. 7.55 Ac
Project Address: 250 & 252 Second Crown Point Road Map 203 Lot 8
Current Zoning District(s): General Residential Map(s) Map 101 Lot(s) Lot 67
Request: Adjust property line to change ownership of Right of Way.

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: S&D Doughty Family Revocable Trust, c/o Scott & Darlene Doughty
Company _____
Phone: 332-5234 Fax: _____ E-mail: darlenedoughtydesigns@gmail.com
Address: 252 Second Crown Point Road, Barrington, NH 03825

Applicant (Contact): Raymond Bisson
Company Stonewall Surveying
Phone: 664-3900 Fax: _____ E-mail: ray@stonewallsurveying.com
Address: PO Box 458, Barrington, NH 03825

Developer: _____
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Architect: _____
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Engineer: _____
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Barbara Durne
Owner Signature
Staff Signature

Raymond A. Bisson
Applicant Signature
Date January 6, 2017

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Applicant: S&D Doughty
Revocable Trust

Case # 203-84101-67-GA-17-21

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 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	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. <u>Five (5) full size sets of plans and six (6) sets of plans 11" by 17" submitted with all required information in accordance with the subdivision regulations and this checklist</u>			X	<input type="checkbox"/>
5. Copies of any proposed easement deeds, protective covenants or other legal documents			X	<input type="checkbox"/>
6. Any waiver request(s) submitted with justification in writing			X	<input type="checkbox"/>
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"/>

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Application Checklist

Barrington Subdivision Regulations

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"/>		
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	X	<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."	X	<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."	X	<input type="checkbox"/>		
12. Note identifying which plans are to be recorded and which are on file at the town.	X	<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."	X	<input type="checkbox"/>		
14. North arrow	X	<input type="checkbox"/>		
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	<input type="checkbox"/>	X		
16. Plan and deed references	X	<input type="checkbox"/>		
17. The following notes shall be provided:	<input type="checkbox"/>	<input type="checkbox"/>		
a. Purpose of plan	X	<input type="checkbox"/>		
b. Existing and proposed use	X	<input type="checkbox"/>		
c. Water supply source (name of provider (company) if offsite)	X	<input type="checkbox"/>		
d. Zoning variances/special exceptions with conditions	<input type="checkbox"/>	X		
e. List of required permits and permit approval numbers	<input type="checkbox"/>	X		
f. Vicinity sketch showing 1,000 feet surrounding the site	X	<input type="checkbox"/>		
g. Plan index indicating all sheets	X	<input type="checkbox"/>		
18. Boundary of entire property to be subdivided	W	<input type="checkbox"/>		
19. Boundary monuments	<input type="checkbox"/>	<input type="checkbox"/>		
a. Monuments found	X	<input type="checkbox"/>		
b. Map number and lot number, name addresses, and zoning of all abutting land owners	X	<input type="checkbox"/>		
c. Monuments to be set	X	<input type="checkbox"/>		
20. Existing streets:	<input type="checkbox"/>	<input type="checkbox"/>		
a. Name labeled	X	<input type="checkbox"/>		
b. Status noted or labeled	X	<input type="checkbox"/>		
c. Right-of-way dimensioned	X	<input type="checkbox"/>		
d. Pavement width dimensioned	X	<input type="checkbox"/>		
21. Municipal boundaries (if any)	<input type="checkbox"/>	X		

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Application Checklist

Barrington Subdivision Regulations

22. Existing easements (identified by type)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A) Drainage easement(s)	<input type="checkbox"/>	X		
B) Slope easements(s)	<input type="checkbox"/>	X		
C) Utility easement(s)	X	<input type="checkbox"/>		
D) Temporary easement(s) (Such as temporary turnaround	<input type="checkbox"/>	X		
E) No-cut zone(s) along streams & wetlands (as may be requested by the	<input type="checkbox"/>	X		
F) Conservation Commission)				
G) Vehicular & pedestrian access easement(s)	X	<input type="checkbox"/>		
H) Visibility easement(s)	<input type="checkbox"/>	X		
I) Fire pond/cistern(s)	<input type="checkbox"/>	X		
J) Roadway widening easement(s)	<input type="checkbox"/>	X		
K) Walking trail easement(s)	<input type="checkbox"/>	X		
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 assessor)	X	<input type="checkbox"/>		
24. Area of each lot (in acres & square feet):	<input type="checkbox"/>	<input type="checkbox"/>		
a. Existing lot(s)	X	<input type="checkbox"/>		
b. Contiguous upland(s)	W	<input type="checkbox"/>		
25. Wetland delineation (including Prime Wetlands):	W	<input type="checkbox"/>		
a. Limits of wetlands	X	<input type="checkbox"/>		
b. Wetland delineation criteria	X	<input type="checkbox"/>		
c. Wetland Scientist certification	X	<input type="checkbox"/>		
26. Owner(s) signature(s)	X	<input type="checkbox"/>		
27. All required setbacks	W	<input type="checkbox"/>		
28. Physical features	<input type="checkbox"/>	<input type="checkbox"/>		
a. Buildings	X	<input type="checkbox"/>		
b. Wells	X	<input type="checkbox"/>		
c. Septic systems	<input type="checkbox"/>	X		
d. Stone walls	X	<input type="checkbox"/>		
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	X	<input type="checkbox"/>		
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	W	<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"/>		

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Application Checklist

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 Subdivision Plan Review and acknowledge I will comply with all of the ordinances of the Town Of Barrington, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the subdivision Plan or Application specifications are incomplete, the Application will be considered rejected.

In consideration for approval and the privileges accruing thereto, the subdivider thereby agrees:

- E. To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions which become apparent during construction of the subdivision.
- E. To post all streets "Private" until accepted by the Town and to provide and install street signs as approved by the Selectmen of the Town for all street intersections.
- E. To give the Town on demand, proper deeds for land or rights-of-way reserved on the plat for streets, drainage, or other purposes as agreed upon.
- E. To save the Town harmless from any obligation it may incur or repairs it may make, because of my failure to carry out any of the foregoing provisions.
- E. Mr/Mrs Scott & Darlene Doughty to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: 

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.

(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: _____



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.

ADMINISTRATIVE AND REVIEW FEES

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Letter of Authorization

January 6, 2017

Town of Barrington Planning Department
PO Box 660
Barrington, NH 03825

To Barrington Planning Board:

We the undersigned, hereby authorize Raymond Bisson from Stonewall Surveying and his appointees to act on our behalf in all manners relating to local and state permitting, including the signing of all documents related to these matters for the property located at **250 & 252 Second Crown Point Road, Barrington, NH**. Any and all acts carried out by Raymond Bisson and appointees on our behalf shall have the same effect as acts of our own.

This authorization is valid until further written notice from myself, Scott & Darlene Doughty.

Sincerely,

Scott & Darlene Doughty
252 Second Crown Point Road
Barrington, NH 03825



Narrative

January 6, 2017

Town of Barrington Planning Department
PO Box 660
Barrington, NH 03825

To Barrington Planning Board:

My clients, Scott & Darlene Doughty, have owned Tax Map 203 Lot 8 since March of 2000. They have a right of way using the existing driveway to and from Second Crown Point Road over Tax Map 101 Lot 67. They recently purchased Tax Map 101 Lot 67 in October 2013. My clients would like to adjust the property line between these two parcels and eliminate their need for a right of way and own their driveway.

The properties are currently both built upon with residences with their own private well and septic system. Tax Map 101 Lot 67 would have a new driveway installed as shown on the survey plans and would not require a right of way. Tax Map 204 Lot 13 and Tax Map 203 Lot 7-1 would still retain right of way access as deeded to them in previous deeds.

Tax Map 101 Lot 67 was fully surveyed with wetlands and two foot contours. Building setbacks for Tax Map 101 Lot 67 are shown on Sheet 2. Tax Map 203 Lot 8 was not fully surveyed due to its size and that the adjustment did not effect this lot. Meaning no land is to be removed from Tax Map 203 Lot 8. Reference is made to SCRD Plan 16-73, attached, which shows the perimeter boundaries from a 1974 survey. We are requesting waivers for Tax Map 203 Lot 8 from the required application checklist since these items do not affect the Lot Line Adjustment area proposed. These waivers for Tax Map 203 Lot 8 are as follows:

- 5.3.1(5) Boundary of entire property
- 5.3.1(6) Two-foot contour interval topography
- 5.3.1(8) All existing improvements, wells and septic systems within 100 feet of site
- 5.3.1(9) All natural features, including wetlands
- 5.3.1(10) Man-made features (roads, stone walls, cemeteries, etc.)
- 5.3.1(13) Location and description of all existing easements and/or right of way.
- 5.3.1(14) Each existing building or manmade structure to be reviewed for historic significance.

Thank you for your time reviewing this matter.

Sincerely,

Raymond A. Bisson, LLS

Stonewall Surveying



Contact / Abutter List

Owner:

Tax Map 203 Lot 8

S&D Doughty Family Revocable Trust of 2006
c/o Scott & Darlene Doughty
252 Second Crown Point Road
Barrington, NH 03825

Surveyor:

Raymond Bisson, LLS
Stonewall Surveying
PO Box 458
Barrington, NH 03825

Abutters:

Tax Map 101 Lot 29
Charles Ford
231 Second Crown Point Road
Barrington, NH 03825

Tax Map 101 Lot 30
Krystal Thompson
Bradley St. Laurent
243 Second Crown Point Road
Barrington, NH 03825

Tax Map 101 Lot 31
Donna Lafond
83 Cole Road
Northwood, NH 03261

Tax Map 101 Lot 32
Donna Lafond
83 Cole Road
Northwood, NH 03261

Tax Map 203 Lot 22
Priscilla & Kenneth Bowlen
359 Pond Hill Road
Barrington, NH 03825

Tax Map 203 Lot 23
Robert & Gloria Jewell
391 Pond Hill Road
Barrington, NH 03825

Tax Map 101 Lot 67

S&D Doughty Family Revocable Trust of 2006
c/o Scott & Darlene Doughty
252 Second Crown Point Road
Barrington, NH 03825

Wetland Scientist:

Joseph Noel
PO Box 174
South Berwick, ME 03908

Abutters:

Tax Map 203 Lot 24
Norton Family Revocable Trust
C/O James & Kemberly Norton, Trustees
417 Pond Hill Road
Barrington, NH 03825

Tax Map 203 Lot 26
James & Kemberly Norton
David Norton
417 Pond Hill Road
Barrington, NH 03825

Tax Map 204 Lot 9
Alfred Denoncourt & Cheryl Libby
658 Strafford Road
Strafford, NH 03884

Tax Map 204 Lot 10
Glenn R. Franko & Erin M. Conveys
686 Strafford Road
Strafford, NH 03825

Tax Map 204 Lot 12
David A. Berry & Sylvia L. Berry
Irrevocable Trust
C/O Johnathan Berry, Trustee
337 Second Crown Point Road
Barrington, NH 03825

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Return to:
Scott Doughty
Darlene Doughty
252 Second Crown Point Road
Barrington, NH 03285

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***** Thousand 9 Hundred 30 Dollars	
DATE 10/30/2013	AMOUNT ST828451 \$ *****930.00
VOID IF ALTERED	

TAX MAP 101
LOT 67

WARRANTY DEED

Northern New England Conference of Seventh-Day Adventists, a Maine Corporation, of 479 Main Street, Westbrook ME 04092, for consideration paid grant to Scott Doughty, Trustee of the S & D Doughty Family Revocable Trust of 2006 and Darlene Doughty, Trustee of the S & D Doughty Family Revocable Trust of 2006, of 252 Second Crown Point Road, Barrington NH 03825, as joint tenants with rights of survivorship, with warranty covenants;

A certain tract or parcel of land with the buildings and other improvements thereon situated on the northerly side of Second Crown Point Road in the Town of Barrington, County of Strafford, and State of New Hampshire being shown as "Map 101, Lot 067" on Plan entitled "Boundary Plan of Land Tax Map 101, Lot 067, 250 Second Crown Point Road, Barrington, NH, prepared for: Northern New England Conference of Seventh-Day Adventists" dated August 30, 2013 and recorded with the Strafford County Registry of Deeds in Plan Drawer 106, as Plan #9. Reference is made to said plan for a more particular description.

Subject to any and all matters stated and/or shown on Plan entitled "Boundary Plan of Land Tax Map 101, Lot 067, 250 Second Crown Point Road, Barrington, NH, prepared for: Northern New England Conference of Seventh-Day Adventists" dated August 30, 2013 and recorded with the Strafford County Registry of Deeds in Plan Drawer 106, as Plan #9.

Subject to any and all matters stated and/or shown on plans recorded with said Registry in Plan Drawer 57, as Plan #8 and Plan Drawer 16, as Plan #73.

Subject to the Right of Way retained by Norman Berry.

Subject to all rights and restrictions as stated on Easement Deed from Northern New England Conference of Seventh Day Adventists to Winthrop L. Loring and Alice V. Loring dated 2/28/2000 and recorded with said Registry at Book 2182, Page 191.

Buyer Initials:

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Meaning and intending to describe and convey the same premises conveyed to Northern New England Conference of Seventh-Day Adventists by Warranty Deed from Winthrop L. Loring and Alice V. Loring, dated May 20, 1998 and recorded in Book 2016, Page 639 of the Strafford County Registry of Deeds.

250 Second Crown Point Road, Barrington, NH 03285

Executed this 29th day of October, 2013.

Northern New England Conference of
Seventh-Day Adventists

Daniel Battin

By: Daniel Battin

Its: Treasurer

STATE OF NEW HAMPSHIRE

Rockingham, SS

Then personally appeared on this 29th day of October, 2013, Daniel Battin, duly authorized on behalf of Northern New England Conference of Seventh-Day Adventists, and acknowledged that he executed the same for the purposes contained therein.



Elizabeth Roosa
Notary Public/Justice of the Peace
My commission expires:

Buyer Initials: S.D.

DD

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2006 SEP 27 AM 11:08

TAX MAP 203
LOT 8REGISTER OF DEEDS
STRAFFORD COUNTY

RETURN TO:

Wiggin & Nourie, P.A.

P.O. Box 469

Portsmouth, NH 03802-0469

tu 40
Pd 14
SC 2

STATE OF NEW HAMPSHIRE

DEPARTMENT
OF
REVENUE
ADMINISTRATIONREAL ESTATE
TRANSFER TAX

***** THOUSAND * HUNDRED AND 40 DOLLARS

09/27/2006

792281

\$ *****40.00

QUITCLAIM DEED

VOID IF ALTERED

KNOW ALL MEN BY THESE PRESENTS THAT, We, Scott Doughty and Darlene Jean Doughty, formerly known as Darlene Jean Horbal, husband and wife, both of 115A 2nd Crown Point Road, Town of Barrington, County of Strafford, and State of New Hampshire, 03825, for consideration paid, grant to **Scott Doughty and Darlene Doughty, as Trustees of The S & D Doughty Family Revocable Trust of 2006** u/t/d July 24, 2006, of 115A 2nd Crown Point Road, Town of Barrington, County of Strafford, and State of New Hampshire, 03825, with quitclaim covenants the following described real estate:

A certain tract or parcel of land with any buildings thereon situated in Barrington, County of Strafford and State of New Hampshire, as follows:

TRACT III: A certain tract or parcel of land, together with any buildings thereon, situated in Barrington, County of Strafford and State of New Hampshire and described as follows: Beginning on the inner end of the wall that forms the southeast boundary between land now or formerly of Winthrop Loring and land now or formerly of Norman Berry and proceeding in a direction of North 30° East by the property of said Norman Berry for a distance of approximately 700 feet to an iron pipe in the wall; thence turning in a direction of North 32° West and proceeding along said wall by the properties now or formerly of Bolin and Parshley, a distance of approximately 1,160 feet to a pipe in said wall; thence turning in a direction of South 30° West along the property of said Norman Berry, a distance of approximately 720 feet to the Berry right of way and continuing in the same direction across the said right of way about 25 feet to a pin marking the northwest limit of the Winthrop Loring property; thence turning in a direction of South 40° East along a wall by the property of said Winthrop Loring, a distance of approximately 1,172 feet to a point of beginning. Subject to a right of way over the described premises as described in a deed of Norman Berry to Winthrop L. Loring recorded in Strafford County Registry of Deeds at Book 796, Page 352.

The parcel of land situated in Barrington, County of Strafford and State of New Hampshire bounded and described as follows:

TRACT IV: A certain tract or parcel of land, situated in Barrington, Strafford County, New Hampshire, as set forth on a plan entitled "Revised Plan of Land of Norman J. Berry, Easterly side of Second Crown Point Road, Barrington, N. H.", by Berry Construction Co., Dated April 24, 1974, bounded and described as follows: Beginning at a point at a corner in a stone wall at the northerly corner of land now or formerly of Paul Lewis at other land now or formerly of Norman J. Berry, said point being northeasterly from Second Crown Point Road, a

WIGGIN & NOURIE, P.A., PORTSMOUTH, NEW HAMPSHIRE

BK 3438 PG 0461

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distance of 729 feet; thence running North 35° 01' West by said Berry land a distance of 583 feet, more or less, to a steel stake at the easterly shoreline of the Berry River; thence turning and running in a generally northerly direction by and along the easterly shoreline of the Berry River a distance of 1,460 feet, more or less, to a stone wall at the Range Line; thence turning and running South 33° 00' East by said stone wall and Range Line, a distance of 1,550 feet, more or less, to an iron pipe at the northerly corner of land now or formerly of Justin Loring; thence turning and running South 31° 28' West by said Loring land a distance of 741.1 feet to a steel stake at a stone wall on the northeasterly sideline of said Lewis land; thence running North 35° 01' West by said stone wall and Lewis land a distance of 209 feet to a corner of said stone wall at other land now or formerly of Norman J. Berry and the point of beginning. Together with the exceptions recited in said mortgage.

Together with the benefit of and subject to the obligations in connection with a certain 16 foot right-of-way as described in Easement Deed of Northern New England Conference of Seventh Day Adventists, Winthrop L. Loring and Alice V. Loring dated February 28, 2000 and recorded in said Registry of Deeds at Book 2182, Page 191.

Meaning and intending to convey the same premises as conveyed to Grantors by deed of Vermont National Bank, d/b/a First Savings of New Hampshire, Successor in Interest to Vermont Federal Bank, dated March 15, 2000, and recorded at Strafford County Registry of Deeds at Book 2183, Page 0652.

This is a conveyance to a revocable trust for estate planning purposes and the consideration paid was less than fair market value. This conveyance is subject to the minimum transfer stamps of \$40.00 as required under the New Hampshire Code of Administrative Rules, Department of Revenue Administration, August 2002, Part Rev. 802.02.

Witness our hands this 22 day of Sept, 2006.

Julie Frank
Witness
Julie Frank
Witness

Scott Doughty
Scott Doughty
Darlene Jean Doughty
Darlene Jean Doughty, formerly known as
Darlene Jean Horbal

STATE OF NEW HAMPSHIRE
COUNTY OF Strafford

This instrument was acknowledge before me on 22nd Sept, 2006, by Scott Doughty and Darlene Jean Doughty, formerly known as Darlene Jean Horbal.



Jane Eldridge
Notary Public/Justice of the Peace
My Commission expires:
JANE ELDRIDGE, Notary Public
My Commission Expires October 10, 2006

10-10-2006

LAND USE OFFICE

P0015115.DOC

BK3438PG0462

WIGGIN & NOURIE, P. A., PORTSMOUTH, NEW HAMPSHIRE

00-311

00 MAR 15 PM 3: 30

REGISTER OF DEEDS
STRAFFORD COUNTY16' Wide ROW for Tax Map 203
Lot 8 & Tax Map 204 Lot 13
across Tax Map 101 Lot 67EASEMENT DEED

NORTHERN NEW ENGLAND CONFERENCE OF SEVENTH DAY ADVENTISTS, with offices at 91 Allen Street, Portland, County of Cumberland and State of Maine, **WINTHROP L. LORING and ALICE V. LORING**, husband and wife, of 115 Second Crown Point Road, Barrington, County of Strafford and State of New Hampshire, for consideration paid, grants to **VERMONT NATIONAL BANK**, with offices at P.O. Box 804, Brattleboro, Vermont, **WITH WARRANTY CONVENANTS**

A sixteen foot Right of Way Easement over property located on Second Crown Point Road, Rochester, Strafford County, State of New Hampshire now owned by Northern New England Conference of Seventh Days Adventists by deed of Winthrop L. Loring and Alice V. Loring dated May 20, 1998 and recorded in the Strafford County Registry of Deeds at Book 2016, Page 639, said easement being shown on a certain plan of land entitled "Right of Way Location over land of Winthrop and Alice Loring, Second Crown Point Road, Barrington, NH" Scale 1" = 60' Dated April 30, 1999 Prepared by Berry Surveying and Engineering. Said plan being recorded in the Strafford County Registry of Deeds as Plan Drawer 57, Number 008, Sheet 1. Said Right of Way being a 16 foot improved area for travel by vehicles and otherwise defined by the following described line as shown on said plan:

Beginning at a point on the easterly side of Second Crown Point Road in the center of a driveway as shown on said plan; thence along said drive along the following courses and distances to a point between two stone walls as shown on said plan:

North 18 ° 42' 58" East a distance of 93.75 feet to a point; thence

North 28 ° 45' 08" East a distance of 87.16 feet to a point a "Y" intersection; thence along the left fork North 16 ° 00' 24" West a distance of 183.46 feet to a point as shown on said plan; thence

North 02 ° 34' 14" West a distance of 174.29 feet to a point as shown on said plan; thence

North 11 ° 54' 22" East a distance of 140.12 feet to a point as shown on said plan; thence

North 06 ° 58' 12" East a distance of a total of 142.76 feet to the property boundary as shown on said plan; thence along the left fork at the northerly corner of the above described premises owned by the Northern New England Conference of Seventh Days Adventists beginning at a point located South 06 ° 58' 12" West a distance of 17.82 feet from the point last mentioned; thence

North 43 ° 43' 01" West a distance of 76.49 feet to a point as shown on said plan; thence

North 32 ° 55' 08" West a distance of 96.63 feet to a point as shown on said plan; thence

North 03 ° 33' 06" West a distance of 40.83 feet to a break in the stonewall along the northerly boundary of the within encumbered premises as shown on said plan.

The purpose of the Easement Deed is to define and clarify the extent of the sixteen foot right of way reserved in deed of Norman Barry to Winthrop L. and Alice V. Loring by deed dated April 26, 1965 and recorded in said Registry of Deeds at Book 796, Page 353.

This nonexclusive easement for the benefit of the grantee, its successors and assigns to be used for ingress and egress, by vehicles and otherwise, to property now owned by the grantee and described as Tracts III and IV on a certain foreclosure deed from Vermont Federal Bank to Vermont Federal Bank dated March 3, 1997 and recorded in said Registry of Deeds at Book 1915, Page 119. This easement includes the right to run the usual household utilities as now run adjacent to the above described right of way as shown on said plan for the benefit of the property of the grantee described hereinabove.

W. Loring
A. Loring

BK2182PG0191

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Grantors and Grantee agree that responsibility for maintenance, snowplowing, repair or improvements to said right of way shall be shared equally by the then owners served by the right of way. Initially, the costs associated with the first 180.91 feet to the right of way from Second Crown Point Road to the first fork on said plan shall be shared equally. Notwithstanding the foregoing, for so long as the Conference is the owner of the former Winthrop L. Loring and Alice V. Loring property, the occupant and/or life tenant of the property, and not the Conference, shall be responsible for the proportionate share of maintenance and other expenses with the use of the right of way. When a property served by the right of way is not occupied, then the winter maintenance and repair obligation is suspended until the property is reoccupied.

The parties acknowledge that the Conference property may be subdivided into two lots in the future and the two lots now owned by the Grantee may be deeded in separate ownership. All future owners shall share equally the aforesaid costs for that portion of the right of way serving their respective lots.

Individual owners shall be responsible for reconstruction expenses resulting from extraordinary use such as construction access or usage for logging activities.

No significant improvement of the right of way from its current level shall be made without the consent of all of those entitled to use the right of way. This right of way shall remain private and shall not be used for access for a commercial or industrial use on the land of the Grantees.

This grant of easement and conditions herein shall be binding on the successors, assigns, heirs and legal representatives of the parties hereto.

Meaning and intending to describe and convey a portion of the premises conveyed to the Northern New England Conference of Seventh Day Adventists by deed of Winthrop L. Loring and Alice V. Loring dated May 20, 1998 and recorded in said Registry of Deeds at Book 2016, Page 639.

Executed this 28th day of FEBRUARY, 2000.

Northern New England Conference of
Seventh Day Adventists

Richard M. Wilcox
Witness

By: John G. DePalma
Treasurer, Duly Authorized

Nail G. Gauthier
Witness

Winthrop L. Loring
Winthrop L. Loring

Nail G. Gauthier
Witness

Alice V. Loring
Alice V. Loring

STATE OF MAINE
COUNTY OF Comberland

The foregoing instrument was acknowledged before me this 28th day of February, 2000, by John G. DePalma, 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 in his capacity as said Treasurer on behalf of the Northern New England Conference of Seventh Day Adventists.

Cathy A. Sawyer
Justice of the Peace/Notary Public
My Commission Expires: _____

CATHY A. SAWYER
Notary Public, Maine
My Commission Expires May 8, 2005

BK2182PG0192

GAUTHIER
LAW OFFICES
321 NASHUA ST.
MILFORD, NH 03055
603-673-7220

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

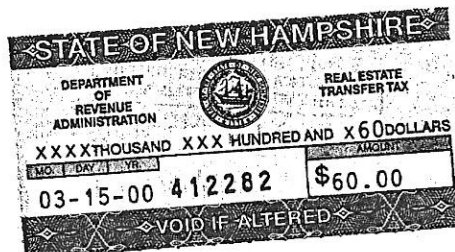
The foregoing instrument was acknowledged before me this 15th day of March, 2000, by Winthrop L. Loring, known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Neil G. Gauthier
Justice of the Peace/~~Notary Public~~
My Commission Expires: 2-16-2004

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

The foregoing instrument was acknowledged before me this 15th day of March, 2000, by Alice V. Loring, known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Neil G. Gauthier
Justice of the Peace/~~Notary Public~~
My Commission Expires: 2-16-2004



BK2182PG0193

GAUTHIER
LAW OFFICES
321 NASHUA ST.
MILFORD, NH 03055
603-673-7220

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ACKNOWLEDGMENT AND ACCEPTANCE

Vermont National Bank d/b/a First Savings of NH successor in interest to Vermont Federal Bank, the grantee, herein acknowledges and accepts the provisions and conditions of the above described easement for itself, its successors and assigns.

Executed this 7th day of March, 2000.

Vermont National Bank d/b/a First Savings of NH
Successor in interest to Vermont Federal Bank

Sue Bernier
Witness Sue Bernier

By: Paul A. Perrault
Paul A. Perrault, Chairman (Name) (Title)
Duly Authorized


Vermont National Bank d/b/a First Savings of NH
Successor in interest to Vermont Federal Bank

Sue Bernier
Witness Sue Bernier

By: Kirk W. Walters
Kirk W. Walters, E.V.P. (Name) (Title)
Duly Authorized

STATE OF Vermont
COUNTY OF Chittenden

The foregoing instrument was acknowledged before me this 7th day of March, 2000, by PAUL A. PERRAULT and KIRK W. WALTERS, known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purposes therein contained.

Stanley H. V.
Justice of the Peace/Notary Public
My Commission Expires: 2


STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2000, by _____, known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purposes therein contained.

Justice of the Peace/Notary Public
My Commission Expires: _____

After recording return to:
Atty. Daniel J. Harkinson
Harkinson Law Office, PLLC
89 Charles Street
Rochester, NH 03867

**Driveway and Utility Easement
Across Tax Map 101 Lot 67 in
Favor of Tax Map 203 Lot 7-1**

DRIVEWAY AND OVERHEAD UTILITY EASEMENT DEED

SCOTT DOUGHTY, as Trustee of the S & D Doughty Family Revocable Trust of 2006 and DARLENE DOUGHTY, as Trustee of the S & D Doughty Family Revocable Trust of 2006, married individuals with a mailing address of 252 Second Crown Point Road, Barrington, New Hampshire 03825 ("Grantor"), in consideration of mutual friendship, hereby grant and convey to **JOSEPH P CARBAUGH AND VIRGINIA M. CARBAUGH**, married individuals with a mailing address of 282 Second Crown Point Road, Barrington, New Hampshire 03825 ("Grantee"), as joint tenants with right of survivorship, and to their heirs, successors, and assigns, with QUITCLAIM COVENANTS, a certain driveway easement on and over the Grantor's property located at 252 Second Crown Point Road, Town of Barrington, Strafford County, New Hampshire, more particularly described as:

A certain driveway easement running along the westerly most boundary of the Grantor property shown as Tax Map 101, Lot 76 on a certain plan entitled: "PROPOSED MINOR SUBDIVISION PLAN", AND "DRIVEWAY & EASEMENT PLAN", LAND OF JOSEPH P. & VIRGINIA M CARBAUGH, 282 SECOND CROWN POINT ROAD BARRINGTON, NH TAX MAP 203, LOT 7" prepared by Berry Surveying & Engineering, dated January 23, 2014, as further revised and recorded in the Strafford County Registry of Deeds as Plan # 109-031 ("Plans"). Said easement

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APR 10 2015
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contains 2,631.03 square feet, is shown as "PROPOSED DRIVEWAY EASEMENT" on the Plan and described as follows:

Beginning at the sideline of Second Crown Point Road at an Iron Bound set flush in the driveway at the southeasterly corner of land now or formerly of Joseph P. and Virginia M Carbaugh (Grantee) and southwesterly corner of land now or formerly of the Grantor;

Thence running North $14^{\circ}25'49''$ West a distance of 128.06 feet long the westerly boundary of the Grantor to a point;

Thence turning and running South $54^{\circ}42'03''$ East a distance of 54.47 feet to a point located on the easterly side of the existing driveway and easement;

Thence turning and running, South $02^{\circ}48'17''$ West for a distance of 94.13 feet to a point on the sideline of said Second Crown Point Road;

Thence turning and running, South $79^{\circ}28'31''$ East for a distance of 8.07 feet to the point of beginning ("Easement Area").

The Grantor hereby conveys this easement for the non-exclusive benefit of the Grantee property located to the southwest of the Grantor property shown on the Plan as Tax Map 8, Lot 70. The Grantee's use of the Easement Area shall be limited to that of a residential driveway and overhead utility purposes and may not be expanded or enlarged without the express written consent of the Grantor, its successors and/or assigns.

The Grantee and its agents are hereby authorized to remove snow and ice from the Easement Area but shall make all reasonable efforts to avoid piling snow or ice within the Easement Area or the Grantor property.

The Grantee or its agents are hereby authorized to trim trees unreasonably interfering with the maintenance or operation of overhead lines and to maintain, repair or replace same

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JAN 10 2007
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within the Easement Area but the Grantee shall remain obligated to remove all debris associated with those activities.

By accepting delivery of this instrument and signing below, the Grantee it:

- A. Hereby indemnifies the Grantor, its heirs, successors or assigns for all required maintenance, repairs or replacements if driveway improvements or utility equipment located within the Easement Area and agrees it alone assumes those responsibilities;
- B. Hereby indemnifies the Grantor, its heirs, successors, assigns, agents, invitees or other third parties, including its contractors and overhead utility providers or their subagents from all liability associated with their use of the Easement Area;
- C. Hereby indemnifies the Grantor, its heirs, successors, assigns, agents, invitees or other third parties, including contractors and overhead utility providers or their agents from all liability associated with activities associated with injuries suffered to persons or property suffered while performing maintenance or repairs within the Easement Area; and
- D. Hereby indemnifies the Grantor from all claims, whether now or in the future to the end of time, whether suffered by persons, real or personal property and other losses that may be suffered from any and all uses while within the Easement Area.

For Grantor's title reference see deed recorded in the Strafford County Registry of Deeds at Book 4176, Page 773. Meaning and intending to grant a driveway and overhead utility easement over a portion of the current 16 foot right-of-way as described in the Quitclaim Deed to the Grantor recorded in the Strafford County Registry of Deeds at Book 3438, Page 461. The driveway will be known as Freedom Road as designated by the Town of Barrington Board of Selectmen.

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This is a non-contractual transfer, and as such is exempt from the tax imposed by N.H.

RSA 78-B pursuant to N.H. RSA 78-B:2 IX.

EXECUTED this 17 day of MARCH, 2015

S & D Doughty Family Revocable Trust of 2006

By: [Signature]
Scott Doughty, Trustee

S & D Doughty Family Revocable Trust of 2006

By: [Signature]
Darlene Doughty, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

The foregoing instrument was acknowledged before me this 17th day of
March, 2015 by Scott Doughty and Darlene Doughty on behalf of the trust.

[Signature]
Notary Public/Justice of the Peace
My Commission Expires:

[Signature]
Joseph P. Carbaugh

[Signature]
Virginia M. Carbaugh



REBECCA ANN CROCKER, Justice of the Peace
My Commission Expires November 20, 2018

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

The foregoing instrument was acknowledged before me this 17th day of
MARCH, 2015 by Joseph P. Carbaugh and Virginia M. Carbaugh for the purposes set out
above.

[Signature]
Notary Public/Justice of the Peace
My Commission Expires:



REBECCA ANN CROCKER, Justice of the Peace
My Commission Expires November 20, 2018



Barrington, NH

1 inch = 120 Feet

CAI Technologies
Precision Mapping. Unparalleled Accuracy.

September 14, 2016

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The property data available on this site is updated periodically. The Town of Barrington makes no warranties with regard to its accuracy or completeness and assumes no liability associated with the use of this data.

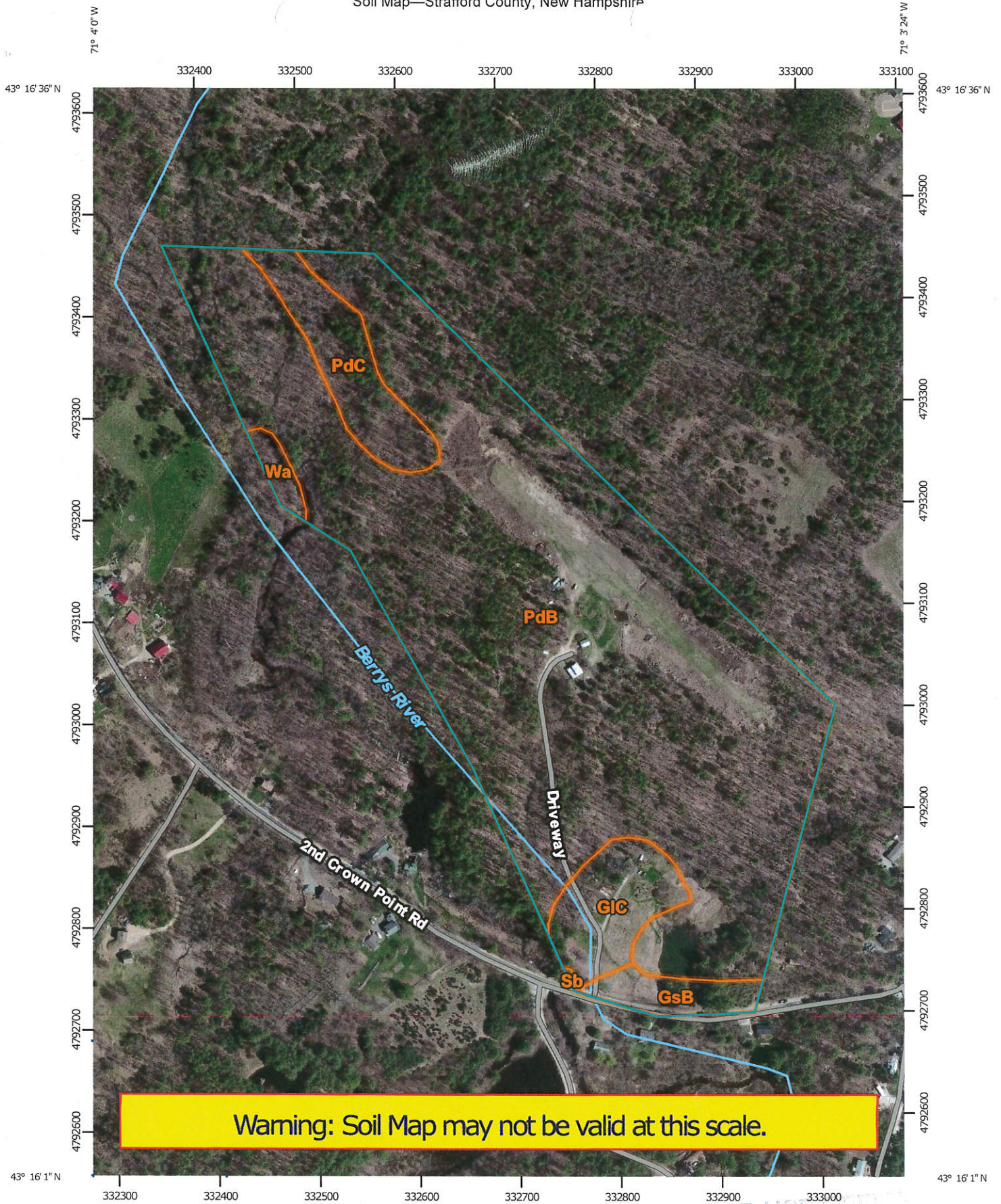
LAND USE OFFICE

BAXTER LAKE
USGS 7.5' Quad- Tile: 140SE



Data from NH GRANIT as of September 2015.
NH GRANIT and cooperating agencies make no claim
to validity or reliability or to any implied uses of these data
Topographic base: © 2013 National Geographic Society

BRAND



Warning: Soil Map may not be valid at this scale.

Map Scale: 1:5,200 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/16/2016
Page 1 of 3

Map Unit Legend

Strafford County, New Hampshire (NH017)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GIC	Gloucester fine sandy loam, 8 to 15 percent slopes	3.0	5.5%
GsB	Gloucester very stony fine sandy loam, 3 to 8 percent slopes	1.4	2.6%
PdB	Paxton fine sandy loam, 0 to 8 percent slopes, very stony	47.1	84.9%
PdC	Paxton fine sandy loam, 8 to 15 percent slopes, very stony	3.3	6.0%
Sb	Saugatuck loamy sand	0.0	0.1%
Wa	Whitman very stony fine sandy loam	0.5	1.0%
Totals for Area of Interest		55.5	100.0%

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JUN 10 2016

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APPLICATION FOR DRIVEWAY PERMIT

DATE: 11/30/16

TO: Peter Cook, Road Agent
Town of Barrington, NHMAP 101 LOT 67 PLOTApplication Fee: \$150 Check# 2514 Cash

Dear Sir,

Pursuant to the provisions of Revised Statutes Annotated, Chapter 236, Section 12, and amendments thereto, permission is requested to construct 1 driveway entrance(s) to my property on the North side of Second Crown Point Rd Road in the Town of Barrington, NH, at a location which will meet the requirements for safety specified in said statutes.

The driveway requested is for access to residence

Residence, Industry, Business, Subdivision, etc

Describe the nature of industry, business and/or subdivision

As the landowner applicant, I hereby agree to the following:

1. To construct driveway entrances only for the bona fide purpose of securing access to private property such that the highway right of way is used for no purpose other than travel.
2. To construct driveway entrances at permitted locations in accordance with statutes all provisions of driveway permit specifications and standard drawings for driveway entrances as approved by the Barrington Highway Department.
3. To hold harmless the Town of Barrington and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.
4. To furnish and install drainage structures that are necessary to maintain existing highway drainage and adequately handle increased run off resulting from development.

Yours Truly,

Scott Doughty

Landowner/Applicant (Print/Signature)

Mailing Address 252 Second Crown Point RdTelephone Number 603-332-5234

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DEC 05 2016

TOWN OF BARRINGTON

236:13 DRIVEWAYS AND OTHER ACCESSES TO THE PUBLIC WAY

- I. It shall be unlawful to construct or alter in any way that substantially affects the size or grade of any driveway, entrance, exit or approach within the limits of the right-of-way of any Class I or Class III highway or the state maintained portion of a Class II highway that does not conform to the terms and specifications of a written permit issued by the Commissioner of Transportation.
- II. Pursuant to this section, a written construction permit application must be obtained and filed with the Department of Transportation by any abutter affected by the provisions of paragraph I. Before any construction or alteration work is commenced: said permit application shall have been reviewed and a construction permit issued by said department.
Said permit shall:
 - a) Describe the location of the driveway, entrance, exit or approach. The location shall be selected to most adequately protect the safety of the traveling public.
 - b) Describe any drainage structures, traffic control devices and channelization islands to be installed by the abutter.
 - c) Establish grades that adequately protect and promote highway drainage and permit a safe and controlled approach to the highway in all seasons of the year.
 - d) Include any other terms and specifications necessary for the safety of the traveling public.
- III. For access to a proposed commercial or industrial enterprise or to a subdivision, all of which for the purpose of this section shall be considered a single parcel of land, even though acquired by more than one conveyance or held nominally by more than one owner:
 - a) Said permit application shall be accompanied by engineering drawings showing information as set forth in paragraph II:
 - b) Unless all season safe sight distance of four hundred feet in both directions along the highway can be obtained, the Commissioner shall not permit more than one access to a single parcel of land and this access shall be at the location the Commissioner determines the safest. The Commissioner shall not give final approval for use of any additional access until it has been proven to him that the four hundred foot all season sight distance has been provided.
 - c) For the purposes of this section, all season safe sight distance is defined as a line which encounters no visual obstruction between two points, each at a height of three feet, nine inches above the pavement and so located as to represent the critical line of sight between the operator of a vehicle using the access and the operator of a vehicle approaching from either direction.
- IV. No construction permit shall allow:
 - a) A driveway, entrance, exit or approach to be constructed more than fifty feet in width, except that a driveway, entrance, exit or approach may be flared beyond a width of fifty feet at its junction with the highway to accommodate the turning radius of vehicles expected to use the particular driveway, entrance, exit or approach.
 - b) More than two driveways, entrances, exits or approaches from any one highway to any one parcel of land unless the frontage along that highway exceeds five hundred feet.
- V. There shall be conferred upon:
 - a) The Planning Board in cities and towns wherein the Planning Board has been granted the power to regulate the subdivisions of land as provided in RSA 36:19: and
 - b) The Selectmen in all other towns.

The same powers concerning highways under their jurisdiction as are conferred upon the Commissioner of Transportation by paragraph I, II, III and IV and they shall promulgate such rules and regulations as are necessary to carry out the provisions of this section.

236:14 PENALTY

Whoever violates any provision of this subdivision or the rules and regulations made under the authority thereof shall be guilty of violation.

Road file

LAND USE COMMISSION

JAN 10 2017

TOWN OF BARRINGTON

DEPARTMENT OF PUBLIC WORKS
THE TOWN OF BARRINGTON
DRIVEWAY PERMIT

Permit No. 16-047
Road Second Crown Pt
Date 12/9/16
Map & Lot 101-67

Permission to construct a driveway, entrance, exit or approach adjoining Second Crown Pt Road pursuant to the location and specifications as described below, is hereby granted. Failure to adhere to the standards and engineering drawings previously submitted and failure to complete construction of said facility within one calendar year of the date of this permit shall render this instrument null and void. Facilities constructed in violation of these conditions shall be corrected immediately upon notification by a department representative or the costs of removing said facility shall be fully borne by the owner.

LOCATION:

1. This permit requires that the area adjacent to the highway be graded such that the surface will slope from the edge of the pavement to a line 6-8 feet distant from and parallel to the pavement and 4-6 inches below the edge of pavement (for the entire frontage of property), which line will serve as a drainage gutter.
2. One driveway entrance(s) is (are) permissible, each not to exceed 30 ± feet in width. The driveway entrance(s) may be flared as they approach the pavement.
3. Other access to the highway from the premises is to be prevented by construction of a barrier or barriers, such as a grass plot, low hedge, curbed island, etc. The front face of this barrier island shall be 7 feet from the edge of pavement and the rear edge at the right-of-way line. No part of the right-of-way may be used for any purpose other than travel.
4. No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc shall be permitted on, over or under the highway right-of-way.
5. The highway right-of-way line is located 25-33 feet from and parallel to the center line of the highway pavement.
6. No parking, catering or servicing shall be conducted within the highway right-of-way.
7. The applicant shall comply with all applicable ordinances and regulations of the municipality and other state agencies.
8. No occupancy permit shall be issued until all construction provisions of this permit are met and approved by the Barrington Road Agent.

9/ one driveway permit is approved at this time 12/9/16

Approved by

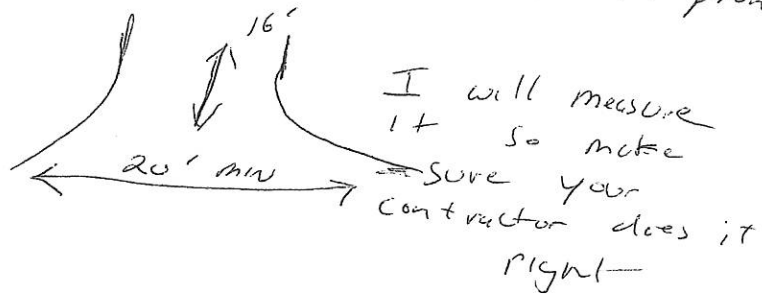
Authorized Agent

10) This will be a new driveway to separate these lots
You will need to sink and clean out at least 15' on each side of a 12" x 30" min culvert with fieldstone or neatly place rip-rap headers in the ditch line.

TURN OVER

11/ Finish the driveway with good processed gravel and it will need at least a 16' paved apron 20' where it meets the road

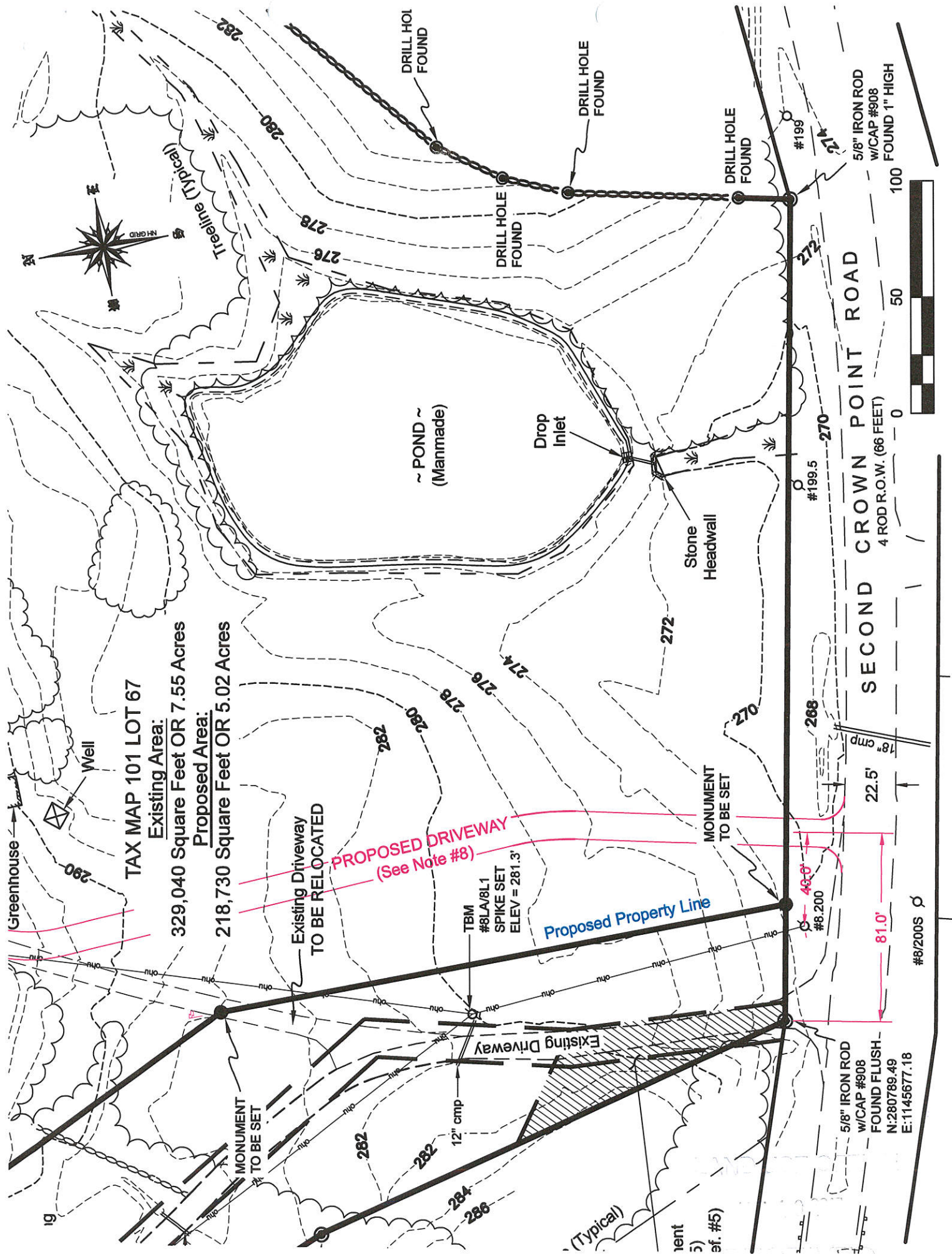
12/ Since 2006 and new driveway that meets a paved road must have an apron



13/ CALL For gravel + drainage inspection before paving and after for your final inspection for your C.O.

Please call 664-0166 to schedule your inspections. We require at least a three days notice for scheduling.

LAND USE OFFICE
STAFF
RECEIVED



MEMORANDUM

To: Barrington Planning Board
From: Barrington Conservation Commission
Subject: Lot line revision, Doughty, tax map 101 lot 67 & tax map 203 lot 8
(Second Crown Point Rd.)
Date: December 20, 2016

At its meeting of December 15, the Conservation Commission reviewed the case referenced above, which you may not have yet received. The commission has no comment on it.

Thank you for the opportunity to let us review issues that can potentially affect the town's natural resources. If we can be of further service with this project please contact me via the Town Planning Office.

Respectfully,

John Wallace, Chairman

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DEC 20 2016
BARRINGTON