

Project Application

Land Use Department

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

249-32-NR-17-(2)Sub

Case Number: _____ Project Name: 3 Lot Subdivision Date 3/7/17

Staff Signature required PRIOR to submittal

PRELIMINARY APPLICATION: Preliminary Conceptual Review _____ Design Review _____ Development of Regional Impact _____

FORMAL APPLICATION:

Subdivision Type: Major _____ Minor X Conventional _____ Conservation _____

Site Plan Review: Major _____ Minor _____

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

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

Amendment to Subdivision/Site Plan Approval _____ Other _____

Project Name: Subdivision for Peter C. Cook Area (acres or S.F.) 80 acres

Project Address: 270 Beauty Hill Road, Barrington, NH

Current Zoning District(s): Neighborhood/residential Map(s) 249 Lot(s) 32

Request: Create 2 new lots.

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: Peter C. Cook

Company: _____

Phone: 603-396-4467 Fax: _____ E-mail: _____

Address: 270 Beauty Hill Road, Barrington, NH 03825

Applicant (Contact): Joel D. Runnals

Company: Norway Plains Associates, Inc.

Phone: 603-335-3948 Fax: 603-332-0098 E-mail: jrunnals@norwayplains.com

Address: PO Box 249, Rochester, NH 03866

Architect: _____

Company: _____

Phone: _____ Fax: _____ E-mail: _____

Address: _____

Land Surveyor: Joel D. Runnals, LLS

Company: Norway Plains Associates, Inc.

Phone: _____ Fax: _____ E-mail: _____

Address: _____



Owner Signature

Applicant Signature

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MAR 07 2017



Staff Signature

3/7/2017
Date

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TOWN OF BARRINGTON - LAND USE DEPARTMENT

Project Narrative:

Project Name: Subdivision for Peter C. Cook Case File #

Project Location: 270 Beauty Hill Road, Barrington, NH

Date of Application: October 13, 2015

Property Details:

Existing Single Family Residential

Current Zoning: Neighborhood/Residential Lot Area Size: 80 +/- acres.

Setbacks; Front= 40' Side= 30' Rear= 15'

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

We are proposing to subdivide tax map 249, lot 32 and create two new lots (32-1) and (32-2). Lot 32-1 will be 2.32 acres and lot 32-2 will be 2.47 acres with the remaining lot 32 being 75 +/- acres. Lot 32 will consist of the existing farm house shown as 270 Beauty Hill Road.

All three lots will have individual wells and sewer systems. We will be submitting a subdivision application to NHDESWS for lots 32-1 and 32-2. Lot 32 will be over 5 acres and will not require NHDESWS subdivision approval.

David J. Allain, CWS has inspected the areas that have contours shown and they consist of all uplands.

The two existing bar ways/openings in the stonewalls will be used for the future driveways for lots 32-1 and 32-2. We will be getting a letter from the Highway Department verifying these locations. The future development of these lots will require driveway permits and septic system designs.

A few waivers have been requested mainly because of the large acreage of the remaining area of lot 32.

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ABUTTERS LIST

<u>MAP</u>	<u>LOT</u>	<u>APPLICANT'S NAME</u>	<u>MAILING ADDRESS:</u>	
✓ 249	32	Peter C. Cook	270 Beauty Hill Road	Barrington, NH 03825
<hr/>				
<u>MAP</u>	<u>LOT</u>	<u>ABUTTER'S NAME</u>	<u>MAILING ADDRESS:</u>	
✓ 239	61	Harvey Hubbell	55 Hutchinson Pkwy	Litchfield, CT 06759
✓ 249	26	Douglas & Barbara A. Winter	54 Frost Hill Lane	Barrington, NH 03825
✓ 249	27	Richard & Jessica Rogers Timothy B. Roy	22 Frost Hill Lane	Barrington, NH 03825
✓ 249	30	John & Ronald Rounds	274 Beauty Hill Road	Barrington, NH 03825
✓ 249	31	Jay Griffin & Debra Donn-Griffin	272 Beauty Hill Road	Barrington, NH 03825
✓ 249	37	Ralph Neinhouse	269 Beauty Hill Road	Barrington, NH 03825
✓ 250	32	Albert & Cheryl Tessier, Jr.	PO Box 21	Barrington, NH 03825-0021
✓ 250	34	Geraldine Baxter Revocable Trust	269 Beauty Hill Road	Barrington, NH 03825
✓ 250	34-1	Andrea A. & Arthur W. Klopman	5226 State Route 145	Cobleskill, NY 12043
✓ 250	35	Paul & Carolyn Stolzenburg	238 Beauty Hill Road	Barrington, NH 03825
✓ 250	36	Anthony Tijerina	PO Box 361	Barrington, NH 03825-0361
✓ 250	120	Public Service Co. of NH	PO Box 270	Hartford, CT 06141-0270
✓ 250	121	Carlisle Realty LLC	73 Durham Point Road	Durham, NH 03824
<hr/>				
<u>AGENT/PROFESSIONAL NAME</u>			<u>MAILING ADDRESS:</u>	
✓ Joel D. Runnals, LLS	Norway Plains Assoc. Inc.		PO Box 249	Rochester, NH 03866-0249
✓ David J. Allain CSS,CWS	Round Pond Soil Survey		374 Pond Hill Road	Barrington, NH 03825

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Applicant: PETER C. COOK Case # 249-32-NR-17-(2) Sub

Subdivision, Site Review, and Lot Line Adjustment Application Checklist
Barrington Planning Board
Adopted January 20, 2009

This checklist is intended to assist applicants in preparing a complete application for subdivision as required by the Barrington Subdivision Regulations and must be submitted along with all subdivision applications. An applicant seeking subdivision approval shall be responsible for all requirements specified in the Barrington Subdivision Regulations even if said requirements are omitted from this checklist.

An applicant seeking subdivision approval shall be responsible for providing all the information listed in the column below entitled "Subdivision" and should place an "X" in each box to indicate that this information has been provided. If an item is considered unnecessary for certain applications the "NA" box should be marked instead indicating "Not Applicable". Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

Check The Appropriate Box or Boxes Below:						
<input type="checkbox"/> Lot Line Relocation See Section I & II	<input type="checkbox"/> Site Plan See Sections I & II	<input checked="" type="checkbox"/> Subdivision Plan See Sections I, II, III, IV & V	Provided	NA		
Section I.						
General Requirements						
1. Completed Application Form			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. Complete abutters list			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Payment of all required fees			<input type="checkbox"/>	<input type="checkbox"/>		
4. <u>Five (5) full size sets of plans and six (2) sets of plans 11" by 17" submitted with all required information in accordance with the subdivision regulations and this checklist</u>			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Copies of any proposed easement deeds, protective covenants or other legal documents			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Any waiver request(s) submitted with justification in writing			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7. Technical reports and supporting documents (see Sections IX & X of this checklist)			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
8. Completed Application Checklist			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Section II.						
General Plan Information						
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. Title block information:			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Drawing title			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Name of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Location of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Tax map & lot numbers of subject parcel(s)			<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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Application Checklist

Barrington Subdivision Regulations

22. Existing easements (identified by type)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
A) Drainage easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B) Slope easements(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
C) Utility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
D) Temporary easement(s) (Such as temporary turnaround	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
E) No-cut zone(s) along streams & wetlands (as may be requested by the	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
F) Conservation Commission)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
G) Vehicular & pedestrian access easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
H) Visibility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
I) Fire pond/cistern(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
J) Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
K) Walking trail easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
a) Other easement(s) Note type(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	<input type="checkbox"/>	<input type="checkbox"/>		
24. Area of each lot (in acres & square feet):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Existing lot(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Contiguous upland(s)	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Wetland Scientist certification	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Wells	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Septic systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Stone walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e. Paved drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Gravel drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
29. Location & name (if any) of any streams or water bodies	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
30. Location of existing overhead utility lines, poles, towers, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
31. Two-foot contour interval topography shown over all subject parcels	<input 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 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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(date of adoption)

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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(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.

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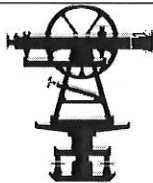
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ADMINISTRATIVE AND REVIEW FEES

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS • TRANSPORTATION PLANNERS

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rtetreault@norwayplains.com

March 06, 2017

Job No. 16251 "Peter Cook Subdivision"

Mr. Fred Nichols, Chairman
Town of Barrington Planning Board
P.O. Box 660
333 Calef Hwy
Barrington, NH 03825

RE: Waiver Request from Subdivision Regulations

Dear Chairman,

This letter is to request waivers from portions of the Town of Barrington Subdivision Regulations.

5.3 Specific Plan Information

5.3.1(4) Revision block...

Reason: Norway Plains Associates plans have always had the revisions listed below the title block. Our format since 1986 has been satisfactory with other towns and registries. We never have had lines drawn around our title block or revisions. Our plans are neat, orderly and easy to read.

5.3.1(5) Surveyed property lines...of the entire parcel.

Reason: The reference plans shown are of the remaining parcel as well as the abutting properties and are all recorded at the SCRD.

5.3.1(8) The estimated location and use of all existing structures...on the site and within 100' of the site.

Reason: Our waiver request is to show only those structures that are in the area being developed and not on the remaining 75 acres or on abutting lots.

5.3.1(9) Natural features...

5.3.1(10) Man-made features...

Reason: Our waiver request is to show only those structures that are in the area being developed and not on the remaining 75 acres or on abutting lots.

5.3.1(11) The size and location of all existing public and private utilities...

Reason: We are showing poles along our frontage but not the overhead wires. The plan already has enough lines without adding to the confusion with more lines.

5.3.2 Proposed Site Conditions

5.3.2(16) Monuments

We are requesting that only the proposed lots lines be monumented and those monuments be either re-bars or drill holes and not bounds.

Reason: All the proposed corners are near stonewalls and the time and cost to set bounds would not be reasonable.

Please contact me with any questions or concerns regarding these waivers.

Respectfully Submitted

Norway Plains Associates, Inc.

Joel D. Runnals, LLS

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Test Pit Logs

12-21-16 by Designer 637

Test Pit - 1

00 - 06" (10YR 2/2) fine sandy loam; granular/friable
06 - 18" (2.5YR 5/4) fine sandy loam; granular/firm
18 - 48" 2.5YR 6/2) fine sandy loam; firm/platthey, w/ redox
ESHWT @ 18" / no observed water

Test Pit - 2

00 - 12" (10YR 3/3) fine sandy loam; granular/friable
12 - 20" (10YR 5/4) fine sandy loam; granular/friable
20 - 26" (2.5Y 5/4) fine sandy loam; granular/friable
26 - 72" (2.5Y 6/2) fine sandy loam; firm/platthey, w/redox
ESHWT @ 26" / no observed water

Test Pit - 3

00 - 12" (10YR 3/3) fine sandy loam; granular/friable
12 - 20" (10YR 5/4) fine sandy loam; granular/friable
20 - 24" (2.5Y 5/4) fine sandy loam; granular/friable
26 - 72" (2.5Y 6/2) fine sandy loam; firm/platthey, w/redox
ESHWT @ 24" / no observed water

Percolation rate 8 mpi

03-03-17 by Designer 1542

Test Pit - 4

00 - 08" (10YR 2/2) fine sandy loam; granular/friable
08 - 18" (10YR 3/6) fine sandy loam; granular/friable
18 - 36" (10YR 4/6) loamy sand; granular/friable
36 - 72" (2.5Y 5/4) fine sandy loam; granular/firm, w/redox
ESHWT @ 36" / no observed water

Percolation rate 8 mpi

Test Pit - 5

00 - 08" (10YR 2/2) fine sandy loam; granular/friable
08 - 31" (10YR 4/6) fine sandy loam; granular/friable
31 - 72" (2.5Y 5/6) fine sandy loam; granular/firm, w/redox
ESHWT @ 31" / no observed water

Test Pit - 6

00 - 08" (10YR 2/2) fine sandy loam; granular/friable
08 - 20" (10YR 4/6) fine sandy loam; granular/friable
20 - 72" (2.5Y 5/4) fine sandy loam; granular/firm, w/redox
ESHWT @ 20" / no observed water

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