

# Project Application

## Land Use Department

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

238-36-V-17-Sub(2)

Case Number: \_\_\_\_\_ Project Name: WALDRON B. HALEY REV TRUST Date: 10/03/17

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 X 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: Waldron B. Haley Living Revocable Trust of 1998 Area (acres or S.F.): 31.15 acres

Project Address: 556 Franklin Pierce Highway, Barrington, NH

Current Zoning District(s): Village District Map(s): 238 Lot(s): 36

Request: Subdivide M/L 238/36, of 31.15 acres, into two lots of 1.837 acre (proposed Lot 36-1) and 29.312 acres (remaining land of M/L 238/36)

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: Waldron B. Haley Living Revocable Trust of 1998

Company: % James W. Haley, Trustee

Phone: (603) 866-9026 Fax: N/A E-mail: jameswaldronhaley@gmail.com

Address: 366 Old Concord Turnpike, Barrington, NH 03825

Applicant (Contact): Joel D. Runnals, L.L.S.

Company: Norway Plains Associates, Inc.

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

Address: P.O. Box 249 Rochester, NH 03866

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

Company: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

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

Land Surveyor: Joel D. Runnals, L.L.S.

Company: Norway Plains Associates, Inc.

Phone: Same

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

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

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Owner Signature

Applicant Signature

Date

Staff Signature

Name/Title

Date

## TOWN OF BARRINGTON - LAND USE DEPARTMENT

### Project Narrative:

Project Name: Subdivision for Waldron B. Haley Living Rev. Trust Case File #

Project Location: 556 Franklin Pierce Highway & Calef Highway

Date of Application: October 03, 2017

### Property Details:

Existing Single Family Residential

Current Zoning: Town Center Lot Area Size: 31.149 acres.

Setbacks; Front= 50' Side= 15' Rear= 15'

Current Zoning: Village District

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

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

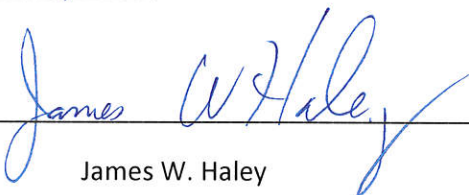
We are proposing to create an 80,000 square foot lot 36-1 containing the family home, 556 Franklin Pierce Highway. Lot 36-1 has an existing well and leach field. NHDES Subdivision approval is pending for lot 36-1. Lot 36 is un-developed. Test pits and a topographic survey was performed only in the area of interest shown on the Subdivision Plan.

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APPOINTMENT OF REPRESENTATION

I, James W. Haley, Trustee of the Waldron B. Haley Living Revocable Trust, authorize representatives of Norway Plains Associates, Inc. to represent me before such Boards, Departments, Commissions and Agencies in the Town of Barrington, NH as they may pertain to the application, public hearing, and plans by Norway Plains Associates, Inc., (Subdivision of Land prepared for Waldron B. Haley Living Revocable Trust of 1998 and dated October 2017).

Date: 10/5/17

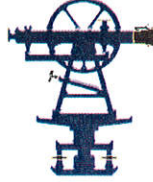
By:   
James W. Haley

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# NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS • TRANSPORTATION PLANNERS

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Continental Blvd. (03867)  
Rochester, NH 03866-0249  
Fax (603)332-0098  
Phone (603) 335-3948 / (800) 479-3948  
jrunnals@norwayplains.com



PO Box 268  
31 Mooney St.  
Alton, NH 03809  
www.norwayplains.com  
Phone & Fax (603) 875-3948

October 03, 2017

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

Subdivision Plan prepared for Waldron B. Haley, Tax Map 238, Lot 36.

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(6) Existing grades...

Reason: Our waiver request is to show topography in the two areas of interest and not on the remaining parcel.

### 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 on the subject parcel.

### 5.3.1(9) Natural features...

Reason: Our waiver request is to show only those structures that are on the subject parcel.

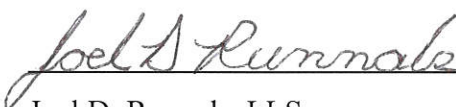
### 5.3.1(10) Man-made features...

Reason: Our waiver request is to show only those structures that are on the subject parcel.

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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Applicant: WALDRON HALEY Case # 238-36-V-17-Sub(2)

**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		
<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 type="checkbox"/>	<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>			<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"/>		
<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 type="checkbox"/>	<input type="checkbox"/>		
a. Drawing title			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Name of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Location of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Tax map & lot numbers of subject parcel(s)			<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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## Application Checklist

## Barrington Subdivision Regulations

e. Name & address of owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Date of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Scale of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
h. Sheet number	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
i. Name, address, & telephone number of design firm	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
j. Name and address of applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Revision block with provision for amendment dates	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Planning Board approval block provided on each sheet to be recorded	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Zoning designation of subject parcel(s) including overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Minimum lot area, frontages & setback dimensions required for district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
14. North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
16. Plan and deed references	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
17. The following notes shall be provided:	<input type="checkbox"/>	<input type="checkbox"/>		
a. Purpose of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Existing and proposed use	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Water supply source (name of provider (company) if offsite)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Zoning variances/special exceptions with conditions	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
18. Boundary of entire property to be subdivided	<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 type="checkbox"/>	<input checked="" type="checkbox"/>		
21. Municipal boundaries (if any)	<input type="checkbox"/>	<input type="checkbox"/>		

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## Application Checklist

## Barrington Subdivision Regulations

22. Existing easements (identified by type)	<input type="checkbox"/>	<input type="checkbox"/>		
A) Drainage easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B) Slope easements(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
C) Utility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
D) Temporary easement(s) (Such as temporary turnaround)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
E) No-cut zone(s) along streams & wetlands ( as may be requested by the	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
F) Conservation Commission)				
G) Vehicular & pedestrian access easement(s)	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Limits of wetlands	<input checked="" type="checkbox"/>	<input 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
30. Location of existing overhead utility lines, poles, towers, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
31. Two-foot contour interval topography shown over all subject parcels	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
32. Map and lot numbers, name, addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<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 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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**ABUTTERS LIST**  
**WALDRON B. HALEY REV TRUST OF MAP 238, LOT 36**  
**556 FRANKLIN PIERCE HIGHWAY, BARRINGTON, NH**

<b><u>MAP/LOT:</u></b>	<b><u>APPLICANT:</u></b>	<b><u>MAILING ADDRESS</u></b>
235/36	Waldron B. Haley Rev. Trust of 1998	14 Shakespear Road, Nashua, NH 03062

**ABUTTERS:**

<b><u>MAP/LOT:</u></b>	<b><u>NAME</u></b>	<b><u>MAILING ADDRESS</u></b>
238/9	David Saucier	555 Franklin Pierce Highway Barrington, NH 03825
238/10	Jason A. & Ellen Barrows	545 Franklin Pierce Highway Barrington, NH 03825
238/16-21	Barrington Place Village, LLC	7B Emery Lane Stratham, NH 03885
238/33	Susan Gaudiello & Mary Wilson	528 Franklin Pierce Highway Barrington, NH 03825
238/34	Susan & Anthony Gaudiello	528 Franklin Pierce Highway Barrington, NH 03825
238/35	Richard & Victoria H. Spinale	534 Franklin Pierce Highway Barrington, NH 03825
238/35-01	Same as 238/35	
238/37	Lawrence G. Haley	2908 French Place Austin, TX 78722
238/38	Frederick & Angel Bussiere	9 Colonial Way, Suite E Barrington, NH 03825
238/40	Irving Oil Properties NH Corp.	Corp RE, P. O. Box 868 Calais, ME 04619
238/41	Max Winkler	559 Calef Highway Barrington, NH 03825
238/42	A. William & Jules D'Antilio	P. O. Box 474 Barrington, NH 03825
238/44	Virtuous Realty, Inc.	607 Calef Highway, #200 Barrington, NH 03825
269/47	Lewis Palosky	49 Ceres Street Portsmouth, NH 03801
238/48	Philip A. & Christine L. Amazeen	538 Calef Highway Barrington, NH 03825
239/7	Town Center Properties, LLC	270 Gulf Road Dover, NH 03820

**PROFESSIONAL CONTACTS:**

Agent:	Joel Runnals, LLS	Norway Plains Associates, Inc. PO Box 249 Rochester, NH 03866-0249
C.W.S.	Marc E. Jacobs CWS, CSS	PO Box 417 Greenland, NH 03840-0417

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SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS • TRANSPORTATION PLANNERS

PO Box 249

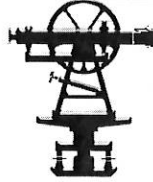
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jrunnals@norwayplains.com



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Alton, NH 03809

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Phone & Fax (603) 875-3948

## Test Pit Logs

**Waldron B. Haley Living Revocable Trust**

**Barrington Tax Map 238, Lot 36**

**556 Franklin Pierce Road, Barrington, NH**

Joel D. Runnals, designer 627

09-27-17

### Test Pit 1

0 – 10" (10YR 3/4) loamy sand; fine, friable  
10 – 22" (10YR 5/8) loamy sand; fine, friable  
22 – 38" (10YR 6/6) loamy sand; coarse, friable  
38 – 48" (10YR 5/8) loamy sand; medium, friable  
48 – 72" (10YR 6/2) loamy sand; fine, friable

No observed ESHWT

Percolation 4 mpi

### Test Pit 2

0 – 15" (7.5YR 5/3) loamy sand; fine, friable  
15 – 22" (7.5YR 4/6) loamy sand; fine, friable  
22 – 30" (10YR 5/8) loamy sand; coarse, friable  
30 – 36" (10YR 6/8) loamy sand; medium, friable  
36 – 40" (Bright Orange) sand; coarse, tight  
40 – 72" (10YR 6/8) loamy sand; fine, friable

No observed ESHWT

### Test Pit 3

0 – 10" (7.5YR) 3/3) loamy sand; fine, friable  
10 – 16" (10YR 4/6) loamy sand; fine, friable  
16 – 40" (10YR 6/6) loamy sand; fine, friable  
40 – 44" (Bright Orange) coarse loamy sand  
44 – 66" (2.5YR 5/4) silty loamy sand; firm  
66 – 78" (2.5YR 5/3) silty loamy sand; plattey, firm

ESHWT @ 44"

Percolation 4 mpi

### Test Pit 4

0 – 10" (7.5YR) 3/3) loamy sand; fine, friable  
10 – 16" (10YR 4/6) loamy sand; fine, friable  
16 – 40" (10YR 6/6) loamy sand; fine, friable  
40 – 44" (Bright Orange) coarse loamy sand  
44 – 66" (2.5YR 5/4) silty loamy sand; firm  
66 – 78" (2.5YR 5/3) silty loamy sand; plattey, firm

ESHWT @ 44"

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