

# Project Application

## Land Use Department

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

220-9.1-GR-17-(2) Sub  
Case Number: \_\_\_\_\_ Project Name: 2 Lot Subdivision Date 7/12/2017

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 \_\_\_\_\_ Special Permit \_\_\_\_\_  
Change of Use \_\_\_\_\_ Extension for Site Plan or Subdivision Completion \_\_\_\_\_  
Amendment to Subdivision/Site Plan Approval \_\_\_\_\_ Other \_\_\_\_\_

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

Project Address: 61 Greenhill Rd

Current Zoning District(s): Rural General Residential (GR) Map(s) 220 Lot(s) 009-1

Request: \_\_\_\_\_

The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

All contacts for this project will be made through the Applicant listed below.

Owner: Knox Marsh Development LLC  
Company Knox Marsh Development LLC  
Phone: 603-986-2373 Fax: \_\_\_\_\_ E-mail: robert@centralfallsrealty.com  
Address: 242 Central Ave, Dover, NH 03820

Applicant (Contact): Kenneth A Berry, PE, LLS  
Company Berry Surveying & Engineering  
Phone: 603-332-2863 Fax: 603-335-4623 E-mail: K.Berry@berrysurveying.com  
Address: 335 Second Crown Point Rd, Barrington, NH 03825

Developer: \_\_\_\_\_  
Company Knox Marsh Development, LLC  
Phone: 603-986-2373 Fax: \_\_\_\_\_ E-mail: robert@centralfallsrealty.com  
Address: 242 Central Ave, Dover, NH 03820

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

Engineer: Kenneth A Berry, PE, LLS  
Company Berry Surveying & Engineering  
Phone: 603-332-2863 Fax: 603-335-4623 E-mail: K.Berry@berrysurveying.com  
Address: 335 Second Crown Point Rd, Barrington, NH 03825

Rob Berry  
Owner Signature  
Barbara Irvine  
Staff Signature

Applicant Signature  
7/12/2017  
Date

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Applicant: Knox Marsh Dev Case #: 220-9.1-6B-17-62 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
<b>Section I. General Requirements</b>				
1. Completed Application Form			<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Complete abutters list			<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Payment of all required fees			<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Five (5) full size sets of plans and six (6) sets of plans 11" by 17" submitted with all required information in accordance with the subdivision regulations and this checklist			<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Copies of any proposed easement deeds, protective covenants or other legal documents			<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Any waiver request(s) submitted with justification in writing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Technical reports and supporting documents (see Sections IX & X of this checklist)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Completed Application Checklist			<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Section II. General Plan Information</b>				
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations			<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Title block information:			<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Drawing title			<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Name of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Location of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Tax map & lot numbers of subject parcel(s)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

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## Application Checklist

## Barrington Subdivision Regulations

22. Existing easements (identified by type)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
A) Drainage easement(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
B) Slope easements(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
C) Utility easement(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
D) Temporary easement(s) (Such as temporary turnaround	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
E) No-cut zone(s) along streams & wetlands ( as may be requested by the	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
F) Conservation Commission)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
G) Vehicular & pedestrian access easement(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
H) Visibility easement(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
I) Fire pond/cistern(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
J) Roadway widening easement(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
K) Walking trail easement(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
a) Other easement(s) Note type(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
24. Area of each lot (in acres & square feet):	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Existing lot(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Contiguous upland(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
25. Wetland delineation (including Prime Wetlands):	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Limits of wetlands	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Wetland delineation criteria	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Wetland Scientist certification	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
26. Owner(s) signature(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
27. All required setbacks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
28. Physical features	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Buildings	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Wells	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Septic systems	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
d. Stone walls	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
e. Paved drives	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
f. Gravel drives	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
29. Location & name (if any) of any streams or water bodies	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
30. Location of existing overhead utility lines, poles, towers, etc.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
31. Two-foot contour interval topography shown over all subject parcels	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
32. Map and lot numbers, name, addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
2. Proposed lot configuration defined by metes and bounds	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Drainage easement(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Slope easement(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Utility easement(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
d. Temporary easement(s) (such as temporary turnaround)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
e. Roadway widening easement(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
f. Walking trail easement(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
g. Other easement(s) Note type(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Area of each lot (in acres & square feet):	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Total upland(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

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**Application Checklist**

**Barrington Subdivision Regulations**

<b>Section V</b>					
<b>Supporting Documentation If Required</b>					
1.	Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2.	Stormwater management report	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
3.	Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4.	Environmental impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5.	Hydrogeologic study	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6.	Fiscal impact study provided	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>		
8.	Site Inventory and Conceptual Development Plan (from preliminary Conservation Subdivision review only)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

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Application Checklist

Barrington Subdivision Regulations

(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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ADMINISTRATIVE AND REVIEW FEES

\_\_\_\_\_  
(date of adoption)

## TOWN OF BARRINGTON - LAND USE DEPARTMENT

### PROJECT NARRATIVE

PROJECT NAME 2 Lot Subdivision CASE FILE NUMBER 220-9.1-GB-17-(2)Sub

PROJECT LOCATION +/- 61 Green Hill Road

DATE OF APPLICATION 7-12-17

#### Property Details:

Single-Family ☒ Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial ☐

Current Zoning: GR Lot Area Size 4.11 ACRES

Setbacks: Front 40 Side 30 Rear 30

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

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

THE PROPOSAL IS TO SUBDIVIDE THE EXISTING 4.11 ACRES INTO TWO PARCELS USING THE BACK LOT ORDINANCE. THE APPLICANT HAS APPLIED FOR A VARIANCE TO ALLOW THE NECK TO BE LESS THAN THE REQUIRED 50 FEET.

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## BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

July 12, 2017

Marcia Gasses  
Planner and Land Use Administrator  
PO Box 660  
333 Calef Highway  
Barrington, NH 03825

Re: Knox Marsh Development  
+/- 61 Green Hill Road  
Tax Map 220, Lot 9-1  
Two Lot Subdivision

Marcia,

On behalf of Knox Marsh Development, Berry Surveying & Engineering (BS&E) submits for Planning Board review and approval a two lot subdivision and includes the following items:

- o 5 Full Sized copies of the proposed plan
- o 12 Half Scale copy of the same.
- o 18 Copies of the required application
- o 18 Copies of the required narrative
- o 18 Copies of the required checklist
- o 1 abutters list
- o 3 sets of labels
- o 1 CD containing the above items in PDF format.

Please let us know if there is anything further you require.

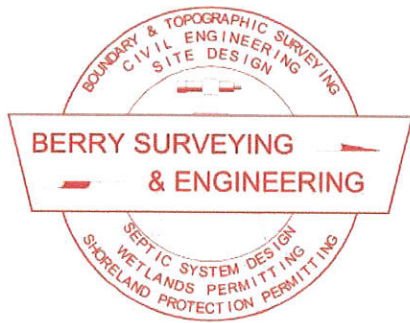
Berry Surveying & Engineering

Christopher R. Berry  
Principal, President

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

**June 28, 2017**

### **Abutters List**

#### **Owners of Record**

##### **Tax Map 220, Lot 009 & 009-1**

Knox Marsh Development LLC  
242 Central Ave  
Dover, NH 03820

#### **ABUTTERS**

##### **Tax Map 220, Lot 008**

Diane & Albert Corbin  
57 Greenhill Rd  
Barrington, NH 03825

##### **Tax Map 220, Lot 010**

Charles & Sarah Brown  
134 Collett Ct.  
Weatherford, TX 76088

##### **Tax Map 220, Lot 018**

Stephen M & Lorraine A Flynn  
78 Greenhill Rd  
Barrington, NH 03825

##### **Tax Map 220, Lots 019**

Craig & Deborah Rogers  
68 Greenhill Rd  
Barrington, NH 03825

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**Tax Map 220, Lot 020**

Adam J Drozdowski  
56 Greenhill Rd  
Barrington, NH 03825

**Tax Map 220, Lot 020-1**

Robert & Patricia Wilkins  
PO Box 323  
Barrington, NH 03825

**Professionals**

Kenneth A. Berry PE LLS  
Christopher R. Berry, Project Manager  
Berry Surveying & Engineering  
335 Second Crown Point Road  
Barrington, NH 03825

NBCL  
95 SILVER LAKE ROAD  
TILTON, NH 03276

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