

# Project Application

## Land Use Department

#4

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

216-28, 29, 31-GR-17-LL

Case Number: \_\_\_\_\_ Project Name: lotline Date 8/10/17

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: Michael J. O'Connell Area (Acres or S.F) varies total of 100 + acres

Project Address: 5 & 36 Old French Mill Road, Barrington, NH

Current Zoning District(s): GR Map(s) 216 Lot(s) 28, 29 & 31

Request: Lot Line Adjustment between tax map 216, lots 28, 29 & 31

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: Michael J. O'Connell Revocable Trust 2009

Company \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: Michael.oconnell@painmd.com

Address: 36 Old French Mill, Barrington, NH 03825

Agent: Noreen C. McCosker, office manager for Michael J. O'Connell

Company \_\_\_\_\_

Phone: 603-335-5070 Fax: 603-335-1005 E-mail: ncmacounting@metrocast.net

Address: 67 Jonathan Avenue, unit C, Rochester, NH 03839

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

Company \_\_\_\_\_

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

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

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

Company \_\_\_\_\_

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

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

Surveyor (contact): Joel D. Runnals

Company Norway Plains Associates, Inc.

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

Address: PO Box 249, Rochester, NH 03867

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Owner Signature

Barbara Drueie

Staff Signature

Agent Signature

19 Aug 2017

Date

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## TOWN OF BARRINGTON - LAND USE DEPARTMENT

### **Project Narrative**

Project Name: Lot Line Adjustment for Michael J. O'Connell Revocable Trust 2009

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

Project Location: Old French Mill, Barrington, NH Tax Map 216, Lots 28, 29 & 31

Date of Application: August 8, 2017

### **Property Details:**

Existing Single-Family Residences located on Lots 28 & 31; Lot 29 is undeveloped/vacant land

Current Zoning: General Residential Zone Lot Area Size: 120+/- acres (total)

Setbacks: Front = 40' Side = 30' Rear = 30' Wetland = 50'

### **Description of the project, purpose & intent:**

Dr. Michael J. O'Connell is in the process of gifting 110 acres of undeveloped land (Lot 29) to Southeast Land Trust (SELT). The purpose of the proposed lot line adjustments is to reduce the size of Lots 28 & 31 to smaller acreage parcels and combine undeveloped areas with Lot 29. All three lots are landlocked with no frontage on a town road. The Town Attorney has reviewed the proposed lot line adjustment in the past and determined that the non-conformity will not be affected. Most of the lot areas are approximate because they are located on shore lands and may have title to the centerline of the water bodies. Lot 28 has an existing dwelling, accessory buildings, driveway, well and leach field. The lot size will be reduced from approximately 13 acres to 5.2 acres; therefore, State of NHDES Subdivision Approval is not required. Lot 29, of approximately 97 acres, is undeveloped and will be increased to 110 acres to be donated to SELT. Several waiver requests are being submitted for this lot due to the fact that it will become conservation land. Lot 31 is Dr. O'Connell's primary residential lot. In addition to the dwelling there are accessory buildings, a swimming pool, driveway, well and leach field. The existing lot size of approximately 10 acres will be reduced to 5.02 acres; therefore, State of NHDES Subdivision Approval is not required. Wetland delineation and topography surveys have been limited to areas of interest on Lots 28 & 31, consisting of 80,000 s.f. each.

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Applicant: O'CONNELL Case # 216-28,29,31-GR-17-L

**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<br>See Section I & II  | <input type="checkbox"/> Site Plan<br>See Sections I & II | <input type="checkbox"/> Subdivision Plan<br>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"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Complete abutters list  | <input checked="" type="checkbox"/>                       | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Payment of all required fees  | <input type="checkbox"/>                                  | <input type="checkbox"/>   | <input 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"/>   | <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"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| 6. Any waiver request(s) submitted with justification in writing   | <input checked="" type="checkbox"/>                       | <input type="checkbox"/>   | <input 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"/>  | <input type="checkbox"/>            | <input type="checkbox"/> |
| 8. Completed Application Checklist   | <input checked="" type="checkbox"/>                       | <input type="checkbox"/>   | <input 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"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Title block information:  | <input checked="" type="checkbox"/>                       | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Drawing title   | <input checked="" type="checkbox"/>                       | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Name of subdivision   | <input checked="" type="checkbox"/>                       | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Location of subdivision   | <input checked="" type="checkbox"/>                       | <input type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Tax map & lot numbers of subject parcel(s)  | <input checked="" type="checkbox"/>                       | <input type="checkbox"/>   | <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 checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |  |
| 7. Zoning designation of subject parcel(s) including overlay districts  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |  |
| 8. Minimum lot area, frontages & setback dimensions required for district(s)  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |  |
| 9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |  |
| 10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."   | <input 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 type="checkbox"/>            | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |  |
| 16. Plan and deed references  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |  |
| 17. The following notes shall be provided:  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |  |
| a. Purpose of plan  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |  |
| b. Existing and proposed use  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |  |
| c. Water supply source (name of provider (company) if offsite)  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |  |
| d. Zoning variances/special exceptions with conditions  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |  |
| e. List of required permits and permit approval numbers   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |  |
| f. Vicinity sketch showing 1,000 feet surrounding the site  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |  |
| g. Plan index indicating all sheets   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                                     |  |
| 18. Boundary of entire property to be subdivided  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |                                     |  |
| c. Right-of-way dimensioned   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                     |  |
| d. Pavement width dimensioned   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                                     |  |
| 21. Municipal boundaries (if any)   | <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 type="checkbox"/>            |  |  |
| B) Slope easements(s)   | <input type="checkbox"/>            | <input type="checkbox"/>            |  |  |
| C) Utility easement(s)  | <input type="checkbox"/>            | <input type="checkbox"/>            |  |  |
| D) Temporary easement(s) (Such as temporary turnaround  | <input type="checkbox"/>            | <input type="checkbox"/>            |  |  |
| E) No-cut zone(s) along streams & wetlands ( as may be requested by the   | <input type="checkbox"/>            | <input type="checkbox"/>            |  |  |
| F) Conservation Commission)   | <input type="checkbox"/>            | <input type="checkbox"/>            |  |  |
| G) Vehicular & pedestrian access easement(s)  | <input type="checkbox"/>            | <input type="checkbox"/>            |  |  |
| H) Visibility easement(s)   | <input type="checkbox"/>            | <input type="checkbox"/>            |  |  |
| I) Fire pond/cistern(s)   | <input type="checkbox"/>            | <input type="checkbox"/>            |  |  |
| J) Roadway widening easement(s)   | <input type="checkbox"/>            | <input type="checkbox"/>            |  |  |
| K) Walking trail easement(s)  | <input type="checkbox"/>            | <input type="checkbox"/>            |  |  |
| a) Other easement(s) Note type(s)   | <input type="checkbox"/>            | <input type="checkbox"/>            |  |  |
| 23. Designation of each proposed lot (by map & lot numbers as provided by the 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 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"/>            |  |  |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/>            |  |  |
| a. Total upland(s)  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |  |  |

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## Application Checklist

## Barrington Subdivision Regulations

|  |                                     |                                     |  |  |
|--|-------------------------------------|-------------------------------------|--|--|
| b. Contiguous uplands(s)   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |  |  |
| 5. Proposed streets:   | <input type="checkbox"/>            | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |  |  |
| 7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |  |  |
| 8. Soil Conservation Service (SCS) soil survey information   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |  |  |
| 9. Location, type, size & inverts of the following (as applicable):  | <input type="checkbox"/>            | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |  |  |
| 12. Existing tree lines  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |  |  |
| 13. Existing ledge outcroppings & other significant natural features   | <input type="checkbox"/>            | <input checked="" 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 checked="" type="checkbox"/> |  |  |
| <b>Section IV</b>  |                                     |                                     |  |  |
| <b>Construction Detail Drawings</b>  |                                     |                                     |  |  |
| 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 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 JOEL RUNNALS of NORWAY PLAINS to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: JOEL RUNNALS trustee 14 Aug 2017

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.

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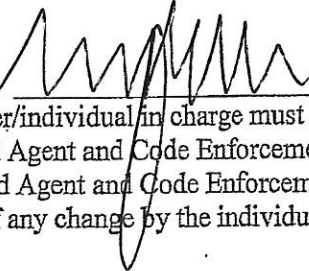
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Application Checklist

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: \_\_\_\_\_

 trustee

**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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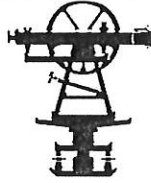
ADMINISTRATIVE AND REVIEW FEES



# NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

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August 8, 2017

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

**Re: Waiver Requests - Lot Line Adjustment for Michael J. O'Connell Revocable Trust 2009**

Dear Chairman Nichols,

This letter shall serve as a formal request for waivers from the Town of Barrington Subdivision Regulations.

5.3. Specific Plan Information:

*5.3.1(5) - Surveyed property lines of the entire parcel*

Reason: The remaining area of Lot 29 has been surveyed several times and are recorded at the SCRD.

*5.3.1(6) - Existing grades*

Reason: Waiver request is to show topography in the 2-acre areas of interest only, as noted on the plans. Both Lots 28 & 31 are currently developed with dwellings, leach fields, wells & driveways. Lot 29 will become conservation land as part of this lot line adjustment.

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

Reason: Waiver request is to show only those structures on Lots 28 & 31, and not on abutting lots.

*5.3.1(9) - Natural features*

Reason: Waiver request is to show only the natural features that are in the 2-acre areas of interest only.

*5.3.1(10) - Man-made features*

Reason: Waiver request is to show only those structures that are in 2-acre areas of interest 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: The plan only shows above-ground/visible utilities.

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5.3.2. Proposed Site Conditions:

*5.3.2(3) - Test Pits*

We are requesting a waiver for test pit requirements. Both Lots 28 & 29 have existing leach fields and wells. Lot 29 is to become conservation land. Digging test pits would only disturb the lawns. Proposed lots shall exceed 5 acres and will therefore not require State of NHDES Subdivision approval.

*5.3.2(16) - Monuments*

We are requesting that only monuments shown on the plans be set, and that they either be re-bar or drill holes, and not bounds.

Please do not hesitate to contact me with any questions or concerns regarding the above waiver requests.

Respectfully Submitted,

**Norway Plains Associates, Inc.**

  
**Joel D. Runnals, L.L.S.**

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APPOINTMENT OF REPRESENTATION

I, Michael J. O'Connell, authorize Joel D. Runnals, LLS of Norway

Plains Associates, Inc., to represent me before such Boards,

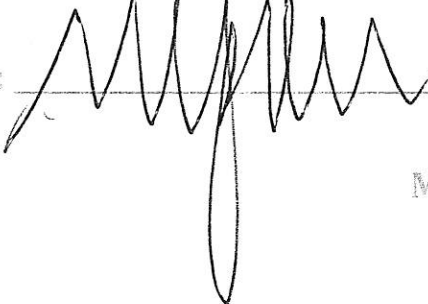
Departments, Commissions and Agencies in the Town of

Barrington, NH as they may pertain to the application, public hearing,

and plans by Norway Plains Associates, Inc., (Lot Line Adjustment,

prepared for Michael J. O'Connell Revocable Trust 2009 and dated

August 2017).

Date: 14 Aug 2017 By:  Trustee  
Michael J. O'Connell

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**ABUTTERS LIST**  
**MICHAEL J. O'CONNELL – LOT LINE ADJUSTMENT**  
**MAP 216, LOTS 28, 29 & 31**  
**OLD FRENCH MILL ROAD – BARRINGTON, NH**

| <b><u>MAP/LOT:</u></b> | <b><u>APPLICANT</u></b>                      | <b><u>MAILING ADDRESS</u></b>               |
|------------------------|--|---|
| 216/28                 | Michael J. O'Connell Revocable Trust         |   |
|                        | Michael J. O'Connell, Trustee                | 67 Jonathan Ave, Unit A Rochester, NH 03867 |
| 216/29                 | Michael J. O'Connell Revocable Trust of 2009 |   |
|                        | Michael J. O'Connell, Trustee                | 36 Old French Mill Barrington, NH 03825     |
| 216/31                 | Michael J. O'Connell Revocable Trust of 2009 |   |

| <b><u>MAP/LOT:</u></b> | <b><u>ABUTTERS NAME</u></b>                | <b><u>MAILING ADDRESS</u></b>                  | <b><u>DEED REF</u></b> |
|------------------------|--|--|------------------------|
| 213/16                 | Cathal O'Ceallaigh                         | 314 Parker Mt. Rd. Barrington, NH 08325        |                        |
|                        | Stephanie Diamond                          |  |                        |
| 213/17                 | Michael J. O'Connell                       | (Applicant)                                    | BK3711/PG984           |
| 213/21                 | Charles Woodstock                          | 3810 East 57 <sup>th</sup> St. Tulsa, OK 74135 | BK4276/PG244           |
|                        | Catherine Striley                          |  |                        |
| 216/24                 | Christopher & Amy Oullette                 | 304 Parker Mt. Rd. Barrington, NH 03825        | BK3529/PG895           |
| 216/25                 | Carl & Kathleen Waterhouse                 | 284 Parker Mt. Rd. Barrington, NH 03825        |                        |
| 216/26 & 27            | Lindsey A. Mullaney                        | 251 Parker Mt. Rd. Barrington, NH 03825        |                        |
|                        | & Brendan Letourneau                       |  | BK4049/PG902           |
| 216/30                 | Michael J. O'Connell                       | (Applicant)                                    |                        |
| 216/32 & 33            | Kelly & Douglas Glennon                    | 14 Old French Mill Rd. Barrington, NH 03825    | BK3001/PG231           |
| 216/34                 | Mark P. Perkins                            | 106 Mount Vernon Street Dover, NH 03820        |                        |
| 216/35                 | Charles R. Goodstein                       | PO Box 860 Durham, NH 03824                    |                        |
| 216/36                 | Oyster Revocable Trust                     | 208 Parker Mountain Road Barrington, NH 03825  |                        |
|                        | Ellen, McCaleb & Dennis Whitcher, Trustees |  | BK4393/PG59            |
| 216/36-1               | Michael J. O'Connell                       | (Applicant)                                    | BK3874/PG421           |
| 216/37                 | Heirs of Percy Berry c/o Edward Bruce      | 46 Hansonville Rd. Rochester, NH 03839         |                        |
| 216/38                 | Hilary Bedford Parkhurst                   | 93 Old Church Road Greenwich, CT 06830         |                        |

**PROFESSIONAL CONTACTS:**

|   |  |
|---|--|
| Agent - Joel Runnals, LLS                 | Norway Plains Associates, Inc.<br>PO Box 249<br>Rochester, NH 03866-0249 |
| Soil Scientist - Marc E. Jacobs, CWS, CSS | P. O. Box 417<br>Greenland, NH 03840-0417                                |

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