

Project Application

Land Use Department

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

Case Number: _____ Project Name: William C. Huff Moving & Storage Date 1/28/2014

Staff Signature required PRIOR to submittal

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

FORMAL APPLICATION:

Subdivision Type: Major _____ Minor _____ Conventional _____ Conservation _____
Site Plan Review: Major ☒ Minor ☐
Conditional Use Permit _____ Sign Permit _____ Boundary Line Adjustment _____ Special Permit _____
Change of Use _____ Extension for Site Plan or Subdivision Completion _____
Amendment to Subdivision/Site Plan Approval _____ Other _____

Project Name: William C. Huff Moving & Storage Area (Acres or S.F) 6.18 Ac.

Project Address: 26 Colonial Way, Barrington, NH 03825

Current Zoning District(s): (RC) REGIONAL / COMMERCIAL - SDAO Map(s) 220 Lot(s) 31

Request: William C. Huff Moving & Storage is seeking site plan approval to construct a new storage building on there property.

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: JMH Enterprises, LLC

Company JMH Enterprises, LLC

Phone: _____ Fax: _____ E-mail: _____

Address: 26 Colonial Way, Barrington, NH 03825

Applicant (Contact): Randy R. Orvis, NHLLS 652

Company Geometres Blue Hills, LLC

Phone: 603-749-4000 Fax: 603-749-4260 E-mail: info@gbhsurvey.com

Address: P.O. Box 277, Farmington, NH 03835

Developer: Tom Dumont

Company TPD Construction Co.

Phone: 207-490-5900 x105 Fax: 207-324-7710 E-mail: stephen@tpdconstruction.com

Address: P.O. Box V, Sanford, ME 04073

Architect: _____

Company _____

Phone: _____ Fax: _____ E-mail: _____

Address: _____

Engineer: R. Jeffrey Burd, NHPE 09058

Company RJB Engineering, LLC

Phone: 603-219-0194 Fax: _____ E-mail: jburd91@comcast.net

Address: 15 Pleasant Street - Suite 5, Concord, NH 03301

Owner Signature

Staff Signature

Applicant Signature

1-28-2014

Date

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O' Abutters List Report

Town of Barrington, NH
January 28, 2014

Subject Property:

Parcel Number: 220-0031
CAMA Number: 220-0031
Property Address: 26 COLONIAL WAY

Mailing Address: JMH ENTERPRISES LLC
26 COLONIAL WAY
BARRINGTON, NH 03825

Abutters:

Parcel Number: 220-0026
CAMA Number: 220-0026
Property Address: GREENHILL RD

Mailing Address: RODNEY TODD & DEBRA
30 GREENHILL RD
BARRINGTON, NH 03825

Parcel Number: 220-0028-0001
CAMA Number: 220-0028-0001
Property Address: 9 COLONIAL WAY

Mailing Address: FAA INVESTMENT PROPERTIES LLC
STE A
9 COLONIAL WAY
BARRINGTON, NH 03825

Parcel Number: 220-0029
CAMA Number: 220-0029
Property Address: CALEF HWY

Mailing Address: WALKER RICHARD JR & WANDA LEE
24 GREEN HILL RD
BARRINGTON, NH 03825

Parcel Number: 220-0032
CAMA Number: 220-0032
Property Address: 6 COLONIAL WAY STE 1

Mailing Address: BOEHM WOLFGANG & KLAUS
11 JOALCO RD
STRAFFORD, NH 03884

Parcel Number: 220-0033
CAMA Number: 220-0033
Property Address: 3 BRITTANY LN

Mailing Address: COOK JOHN & ALICE
PO BOX 422
BARRINGTON, NH 03825

Parcel Number: 220-0034
CAMA Number: 220-0034
Property Address: 39 BRITTANY LN

Mailing Address: COOK VAUGHN
39 BRITTANY LN
BARRINGTON, NH 03825

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www.cai-tech.com

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

1/28/2014

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TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME William C. Huff Moving & Storage CASE FILE NUMBER _____

PROJECT LOCATION 26 COLONIAL WAY

DATE OF APPLICATION 10 February, 2014

Property Details:

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

Current Zoning: Regional Commercial Lot Area Size 6.18 Acres

Setbacks: Front 75' Side 30' Rear 30'

Parking Spaces Required: 32 Parking Spaces Provided: 20

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

The purpose of this project is to provide for additional storage space to meet the business demands of the William C. Huff Moving and Storage Company that has been operating on the site since 2002. The intent ~~is~~ is to construct an 11,960 sq ft building for storage purposes only. There will be no running water or waste disposal in the new structure. There is no proposal to expand the number of employees or fleet of vehicles.

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Site Plan Waiver Request Form

Under Site Plan Regulations 3.9.8-Waivers and Article 8-Waiver Procedure

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Barrington Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Barrington Site Plan Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved site plan.**

Name of Site Plan (See Title Box): William C Huff Moving and Storage

Case Number: _____

Site Location: 26 Colonial Way

Zoning District(s): Regional Commercial

Owner (s): JMH Enterprises

Address of Owner(s): 26 Colonial Way

Address Line 2: Barrington, NH 03025

Name of Applicant (if different from owner): Randy Orvis / Geometres Blue Hills LLC

Phone Number 603-859-2367

Email randy@gbhsurvey.com

Land Surveyor: Randy Orvis

I Randy Orvis seek the following waiver to the Town of Barrington Site Plan regulations for the above case submittal:

waiver of additional parking per 4.9.9 we have depicted
an area reserved for additional parking should the need arise

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Signature of Owner/Applicant

10 Feb 2014
Date

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 RANDY ORVIS of GEOMETRES BLUE HILLS LLC to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: _____

Signature of Developer: Thomas D. Punt, Pres.

Technical Review Signatures: _____

Town Engineer/Planner Approval Signature: Marcia J. Jasson 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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Subdivision, Site Review, and Lot Line Adjustment Application Checklist
Barrington Planning Board
Adopted January 20, 2009

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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:					
☐ Lot Line Relocation See Section I & II	☒ Site Plan See Sections I & II	☐ Subdivision Plan See Sections I, II, III, IV & V			
			Provided	NA	
Section I.					
General Requirements					
1. Completed Application Form			☒	☐	
2. Complete abutters list			☒	☐	
3. Payment of all required fees			☒	☐	
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			☒	☐	
5. Copies of any proposed easement deeds, protective covenants or other legal documents			☐	☒	
6. Any waiver request(s) submitted with justification in writing			☒	☐	
7. Technical reports and supporting documents (see Sections IX & X of this checklist)			☒	☐	
8. Completed Application Checklist			☒	☐	
Section II.					
General Plan Information					
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations			☒	☐	
2. Title block information:			☒	☐	
a. Drawing title			☒	☐	
b. Name of subdivision			☒	☐	
c. Location of subdivision			☒	☐	
d. Tax map & lot numbers of subject parcel(s)			☒	☐	

Application Checklist
Barrington Subdivision Regulations

e. Name & address of owner(s)	☒	☐		
f. Date of plan	☒	☐		
g. Scale of plan	☒	☐		
h. Sheet number	☒	☐		
i. Name, address, & telephone number of design firm	☒	☐		
j. Name and address of applicant	☒	☐		
3. Revision block with provision for amendment dates	☒	☐		
4. Planning Board approval block provided on each sheet to be recorded	☒	☐		
5. Certification block (for engineer or surveyor)	☒	☐		
6. Match lines (if any)	☒	☐		
7. Zoning designation of subject parcel(s) including overlay districts	☒	☐		
8. Minimum lot area, frontages & setback dimensions required for district(s)	☒	☐		
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	☒	☐		
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."	☒	☐		
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."	☒	☐		
12. Note identifying which plans are to be recorded and which are on file at the town.	☐	☒		
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."	☒	☐		
14. North arrow	☒	☐		
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	☒	☐		
16. Plan and deed references	☒	☐		
17. The following notes shall be provided:	☒	☐		
a. Purpose of plan	☒	☐		
b. Existing and proposed use	☒	☐		
c. Water supply source (name of provider (company) if offsite)	☒	☐		
d. Zoning variances/special exceptions with conditions	☒	☐		
e. List of required permits and permit approval numbers	☒	☐		
f. Vicinity sketch showing 1,000 feet surrounding the site	☒	☐		
g. Plan index indicating all sheets	☒	☐		
18. Boundary of entire property to be subdivided	☒	☐		
19. Boundary monuments	☒	☐		
a. Monuments found	☒	☐		
b. Map number and lot number, name addresses, and zoning of all abutting land owners	☒	☐		
c. Monuments to be set	☒	☐		
20. Existing streets:	☒	☐		
a. Name labeled	☒	☐		
b. Status noted or labeled	☒	☐		
c. Right-of-way dimensioned	☐	☒		
d. Pavement width dimensioned	☐	☒		
21. Municipal boundaries (if any)	☐	☒		

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

b. Contiguous uplands(s)	☐	☐		
5. Proposed streets:	☐	☐		
a. Name(s) labeled	☐	☐		
b. Width of right-of-way dimensioned	☐	☐		
c. Pavement width dimensioned	☐	☐		
6. Source and datum of topographic information (USGS required)	☐	☐		
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	☐	☐		
8. Soil Conservation Service (SCS) soil survey information	☐	☐		
9. Location, type, size & inverts of the following (as applicable):	☐	☐		
a. Existing water systems	☐	☐		
b. Existing drainage systems	☐	☐		
c. Existing utilities	☐	☐		
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	☐	☐		
11. Location of all water wells with protective radii as required by the NH Department Of Environmental Services (meeting Town and NHDES setback requirements)	☐	☐		
12. Existing tree lines	☐	☐		
13. Existing ledge outcroppings & other significant natural features	☐	☐		
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	☐	☐		
Section IV				
Construction Detail Drawings				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Barrington Highway Department requirements, and Subdivision Regulations	☐	☐		
1. Typical cross-section of roadway	☐	☐		
2. Typical driveway apron detail	☐	☐		
3. Curbing detail	☐	☐		
4. Guardrail detail	☐	☐		
5. Sidewalk detail	☐	☐		
6. Traffic signs and pavement markings	☐	☐		
7. Drainage structure(s):	☐	☐		
8. Outlet protection riprap apron	☐	☐		
9. Level spreader	☐	☐		
10. Treatment swale	☐	☐		
11. Typical section at detention basin	☐	☐		
12. Typical pipe trench	☐	☐		
13. Fire protection details	☐	☐		
14. Erosion control details:	☐	☐		
15. Construction Notes	☐	☐		
a. Construction sequence	☐	☐		
b. Erosion control notes	☐	☐		
c. Landscaping notes	☐	☐		
d. Water system construction notes	☐	☐		
e. Sewage system construction notes	☐	☐		
f. Existing & finish centerline grades	☐	☐		
g. Proposed pavement - Typical cross-section	☐	☐		
h. Right-of-way and easement limits	☐	☐		
i. Embankment slopes	☐	☐		
j. Utilities	☐	☐		

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)	☐	☐		
2. Stormwater management report	☐	☐		
3. Traffic impact analysis	☐	☐		
4. Environmental impact assessment	☐	☐		
5. Hydrogeologic study	☐	☐		
6. Fiscal impact study provided	☐	☐		
7. Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	☐	☐		
8. Site Inventory and Conceptual Development Plan (from preliminary Conservation Subdivision review only)	☐	☐		