

Planning & Land Use Department
Town of Barrington
PO Box 660
4 Signature Drive
Barrington, NH 03825
603.664.0195
VPrice@barrington.nh.gov

MEMO

October 5, 2022

To: Select Board
Reference: Map 103 Lot 64
Location: Long Shore Drive
Owner: EOR Realty Development

The Barrington Planning Board, at the October 4, 2022, meeting agreed the applicant is meeting the 10% requirement in Option 2 of the Class VI and Private Road Building policy.

The proposal is constructing a 24 x 32 two-bedroom colonial. EOR is proposing sweat equity for Long Shore drive as the 10% road maintenance fee for new construction. The applicant has provided a sweat equity proposal with costs as part of the application. The estimate cost of the construction of the new home is \$115,000.00, and the applicant has provided a justification narrative of the sweaty equity to have a value of \$11,500.00

Sincerely,

Vanessa Price

Vanessa Price, Town Planner



STAFF REPORT

Planning Board Meeting of October 4, 2022, at 6:30 PM

Application Type: Long Shore Drive Map 103 Lot 64 Class VI/Private Road

Proposal: The applicant is constructing a 24 x 32 two-bedroom colonial. EOR is proposing sweat equity for Long Shore drive as the 10% road maintenance fee for new construction. The applicant has provided a sweat equity proposal with costs as part of the application.

STAFF ANALYSIS:

Building Department:

- The building department has received and reviewed application for a category three Class IV/Private Road building permit with Option 2 Road Improvements and forwarded to Land Use Department on September 15, 2022.

Planners Comments:

- Town Planner had requested additional information from the applicant. Department head staff reviewed case files and provided on September 26, 2022.
- Variance granted by the ZBA on July 26, 2022 to allow setbacks from the right side to be 12' and left side 22' where 30' is required.

Police:

- No comments or concerns as long as they are meeting Class 6 & Private Road Policy.

Fire Chief:

- Fire has no comments or concerns as long as they are meeting Class 6 & Private Road Policy.

Road Agent:

- Driveway will need a 15" culvert.
- There needs to be a ditch line across the frontage of the property.
- Recommends that the homeowner joins the road association.

III. BOARD ACTION: Motion on recommendation language to be submitted in memo form by Town Planner to the Select Board. This would go on the next Select Board regularly scheduled meeting.



Town of Barrington
PO Box 660/333 Calef Hwy
Barrington, NH 03825
www.barrington.nh.gov
(603) 664-5183

APPLICATION FOR CLASS VI/PRIVATE ROAD BUILDING PERMIT

OWNER INFORMATION	
<i>Please include a separate e-mail address for each owner to avoid processing delays.</i>	
Name: <u>FOR Realty Development</u>	Address: <u>63 Route 27 - Raymond NH 03077</u>
Phone: <u>603-365-0550</u>	E-Mail: <u>Wcale1962@hotmail.com</u>
Name:	Address:
Phone:	E-Mail:

PROPERTY DETAILS	
Address/Road: <u>Long Shore Dr.</u>	Map/Lot/Sublot: <u>103/64</u>
Ownership Deed: Book: <u>5038</u> Page: <u>14</u>	Road Classification: <input type="checkbox"/> Class VI Rd <i>or</i> <input checked="" type="checkbox"/> Private Rd

PROJECT NARRATIVE
<i>Describe the details of the building project</i>
<u>Construct a 24x32 - 2 bedroom Colonial</u>
<input checked="" type="checkbox"/> Copy of Building Permit Application Attached

PERMIT CATEGORY		
<i>Review the Class VI/Private Road Building Policy at www.barrington.nh.gov/classviprivateroadbuildingpolicy to apply the correct requirements to your project. Use the checkboxes to indicate completed/attached information.</i>		
<input checked="" type="checkbox"/> Category 1 Class VI & Private Road Building Policy Application	<input type="checkbox"/> Category 2 Category 1 requirements and: <ul style="list-style-type: none">Planning Board Review and CommentSelect Board Decision – Consent Agenda	<input checked="" type="checkbox"/> Category 3 Category 1 requirements and: <ul style="list-style-type: none"><input checked="" type="checkbox"/> Detailed Property Map<input checked="" type="checkbox"/> Road Improvements <i>narrative</i><ul style="list-style-type: none"><input type="checkbox"/> Option 1 <i>or</i> <input checked="" type="checkbox"/> Option 2<input checked="" type="checkbox"/> Road Maintenance Agreement<ul style="list-style-type: none">Permit and Bond for Improvements (if applicable per Select Board decision)Department Head RecommendationsPlanning Board Review and CommentSelect Board Public Hearing and DecisionApplication Fee (if approved, plus building permit fee)
<input type="checkbox"/> Waiver Requested (see policy requirements, include waiver narrative on a separate sheet)		

Applicant Signature: <u>Gill</u>	Date: <u>6-8-22</u>
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Created 3/3/2022



Town of Barrington
PO Box 660/333 Calef Hwy
Barrington, NH 03825
www.barrington.nh.gov
(603) 664-5183

APPLICATION FOR CLASS VI/PRIVATE ROAD BUILDING PERMIT

FOR ADMINISTRATIVE USE ONLY

Received Date: <u>8/30/22</u>	Staff Initials: <u>VP</u>
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APPLICATION REVIEW

<input checked="" type="checkbox"/> Correct Category	<input checked="" type="checkbox"/> Map Meets Requirements
<input checked="" type="checkbox"/> Road Improvement Details	<input checked="" type="checkbox"/> Missing Information – Applicant Notified <u>9/1/22</u>

ANTICIPATED TIMELINE

DATE	If not applicable, please use N/A
<u>9/15/22</u>	Application Reviewed and Sent to Department Heads (as soon as possible upon receipt)
<u>9/26/22</u>	Department Head Recommendations Due (minimum 1 week following email to Department Heads)
<u>10/14/22</u>	Planning Board Review (Department Head recommendations, if applicable, must be provided to Planning Department no less than 1 week prior to next meeting. Schedule for next meeting following 1 full week.)
	Select Board Public Hearing or Consent Agenda (minimum 1 week following Planning Board memo receipt)

COMPLETION DATES

DATE	If not applicable, please use N/A
	Abutter's List Created (upon receipt)
	Police Recommendations Received
	Fire Recommendations Received
	Road Agent Recommendations Received
	Planning Board Recommendations Received
	Public Hearing Notice for Select Board Meeting Sent to Abutters (minimum 1 week prior to meeting)
	Permit Signed by Select Board Chair
	Recorded Waiver Book: _____ Page: _____
	Recorded Road Maintenance Agreement Book: _____ Page: _____
	Permit Issued
	Department Head Sign-Off on Road Improvements
	Building Inspector Verification Conditions of Approval are Met
	Certificate of Occupancy Issued

ATTACHMENTS

Provide a copy of the following to the applicant for their review

- Sample Agreement and Release Regarding Building Permit for Property Abutting a Private/Class VI Road
- Class VI/Private Road Policy – updated 2/14/2022



Major Building Permit Application

Town of Barrington, New Hampshire
Building Department
P.O. Box 660, Barrington, NH
Telephone: (603) 664-5183

Issue Date: _____

Permit #: _____

(This area for office use only)

Map # 103

Lot # 104

Block # _____

Zoning _____

Location of Construction (Address): <u>Map 103 Lot 14 Long Shore Dr.</u>			
Property Owner: <u>EOR Realty Development LLC</u>		Home Phone: _____	
Mailing Address: <u>63 Route 27</u>		Cell Phone: <u>603-365-0550</u>	
City: <u>Barrington</u>	State: <u>NH</u>	Zip Code: <u>03077</u>	Daytime Phone: _____
Email Address: <u>Kcote1962@hotmail.com</u>			
Contractor: <u>Same as Above</u>		Phone: _____	
Mailing Address: _____		Cell #: _____	
City: _____	State: _____	Zip Code: _____	
Email Address: _____			
Cost of Construction: <u>\$115,000</u>		Building Inspectors Estimated Cost of Construction: _____	
Permit Fee: <u>\$1,152.50</u>		Permit fee is based on \$8.50 per \$1,000.00 of Construction Cost (\$50.00 Minimum)	
AND \$25 flat application fee, \$50 electric permit fee, \$50 plumbing permit fee, \$50 mechanical permit fee.			
Proposed Construction is for: (check only one)		<input checked="" type="checkbox"/> New Single-Family Dwelling <input type="checkbox"/> New Two-Family Home <input type="checkbox"/> New Multi-Family Dwelling <input type="checkbox"/> Replacement / New Mobile Home <input type="checkbox"/> New Commercial Structure <input type="checkbox"/> Commercial Addition <input type="checkbox"/> Commercial Alteration <input type="checkbox"/> Other: _____	
Description of work to be performed: <u>Construct a 24x32 2 bedroom Colonial</u>			
Proposed Use: <u>Residential</u>			
Property & Setback Information			
Setbacks from Lot Line to Construction:		Subsurface Disposal Information:	Total Square Footage of Proposed Building: <u>1409</u>
Front: <u>62</u>	Right: <u>13</u>	Septic System Design Approval Number: <u>CCF0021042324</u>	Site Located In "Special Flood Hazard Area": Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Rear: _____	Left: <u>22</u>		Site Located In Shoreland Protection Zone: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Lot Size: <u>.29</u>		If Using Existing System, Is Design More Than 20 Yrs. Old: Yes <input type="checkbox"/> No <input type="checkbox"/>	Subdivision Approval # _____
			Subdivision Name: _____
			Site Plan Approval: Yes <input type="checkbox"/> No <input type="checkbox"/>



Major Building Permit Application

Town of Barrington, Dept. of Planning
Building Department
213, Rt. 146, Barrington, RI
Telephone: (401) 644-5121

Plan Date: _____
Form #: _____
City: 103
Lot #: 104
Block #: _____
Zone: _____

Location of Construction (Address): <u>103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000</u>		Property Owner: <u>Bob Daulton Development LLC</u> Home Phone: _____ Mailing Address: <u>13 Route 21</u> Cell Phone: <u>401-930-0560</u> City: <u>Barrington</u> State: <u>RI</u> Zip Code: <u>02801</u> Daytime Phone: _____ Email Address: <u>ycda1962@hotmail.com</u>	
Contractor: <u>Samuel O. Oboe</u> Phone: _____ Mailing Address: _____ Cell #: _____ City: _____ State: _____ Zip Code: _____ Street Address: _____		Cost of Construction: <u>\$115,000</u> Building Inspection Business Cost of Construction: _____ Permit Fee: <u>\$1,152.00</u> Permit fee is based on 25.35 per \$1,000.00 of Construction Cost (\$29.00 minimum) AND \$15 fee for applications for 600 electric permits for 125 building permits for 151 mechanical permits for _____	
Proposed Construction is for: (select only one) <input checked="" type="checkbox"/> New Single-Family Dwelling <input type="checkbox"/> New Commercial Structure <input type="checkbox"/> New Two-Family Home <input type="checkbox"/> Commercial Addition <input type="checkbox"/> New Multi-Family Dwelling <input type="checkbox"/> Commercial Alteration <input type="checkbox"/> Replacement / New Mobile Home <input type="checkbox"/> Other: _____		Description of work to be performed: <u>Construction of 24.33 2 bedroom Colonial</u>	
Proposed Use: <u>Residential</u>			
Property & Submittal Information			
Setbacks from Lot Lines to Construction: Front: <u>6.7'</u> Right: <u>13'</u> Rear: _____ Left: <u>21.5'</u>		Total Square Footage of Proposed Building: <u>1400</u> Site Located in "Special Flood Hazard Area": Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Site Located in "Shoreland Protection Zone": Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Subdivision Approval: _____ Subdivision Number: _____ Site Plan Approval: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Lot Area: <u>.29</u>		If Using Existing System, Is Design More Than 20 Yrs. Old: Yes <input type="checkbox"/> No <input type="checkbox"/>	

from
1001
front

ATTACHMENTS AND SUBMITTALS REQUIRED AT THE TIME OF APPLICATION			
For Residential 1 and 2 Family		For Commercial or Multi-unit Residential	
Site Plan	<input type="checkbox"/>	Site Plan Approval – Site Plans Must be Certified Prior to Issuance of Building Permits.	<input type="checkbox"/>
Driveway Permit [Contact: Highway Dept. (603) 664-5379]	<input type="checkbox"/>	Driveway Permit [Contact: Highway Dept. (603) 664-2241]	<input type="checkbox"/>
N.H. Approved Septic Design	<input type="checkbox"/>	N.H. Approved Septic Design	<input type="checkbox"/>
Approved Shoreland Protection Permit From NH-DES [If Applicable]	<input type="checkbox"/>	Approved Shoreland Protection Permit From NH-DES [If Applicable]	<input type="checkbox"/>
Two (2) full sets of building plans	<input type="checkbox"/>	Three (3) full sets of plans [Stamped When Required by RSA 310 -A]	<input type="checkbox"/>
P.U. C. Prescriptive Compliance Application or Res Check Compliance Application.	<input type="checkbox"/>	Letter of Energy Compliance From Design Prof. [May Use Residential Compliance Options to a Maximum building size of 4000 Square Feet]	<input type="checkbox"/>
All Precedent Conditions of the Notice of Decision that was Approved by the Planning Board are met.	<input type="checkbox"/>	Statement of Special Inspection [IBC Section 1705] [If Applicable]	<input type="checkbox"/>

Please be advised, the order of inspections, for the **Building Inspector Only**, are as follows:

1. Reinforcing Steel Prior to Placement of Concrete.
2. Foundation / Pier Depth & Drainage
3. Rough Framing
4. Insulation & Penetration firestop
5. Drywall Installation (Fire Rated Assemblies Only)
6. Final Inspection

Note: Not all inspections may apply to every situation and additional inspections may be required in special situations. ***Required inspections for electrical, plumbing and mechanical installations are provided on the applicable permit application(s).***

It is the responsibility of the property owner and all contractors to obtain and post the necessary permits in a conspicuous location prior to commencement of any construction related activity.

Electrical, mechanical and plumbing work requires submission of a separate permit applications.

Permits are non-transferable. If this is an "After the Fact" permit, it may be subject to a fee two times the normal permit fee.

It is the responsibility of the contractor / property owner to obtain all required inspections. This signed application constitutes consent of the owner / applicant to provide access for inspections related to this permit at the subject property. Any work that is concealed prior to the inspection may be required to be removed for inspection.

Applicant Signature: _____

Date: 6-8-22

Revised 01-2017

PLEASE BE ADVISED: Any deviation from the specifications submitted will require an amendment to this permit or additional permits. Permits expire one (1) year from the issue date. The Building Inspector/Code Officer may grant an extension of time if a written request is submitted prior to the expiration date. Permits become invalid if work is not started within 180 days or if work is abandoned/suspended for a period of 180 days.

The STATE OF NEW HAMPSHIRE requires that ENERGY CODE COMPLIANCE CERTIFICATION be obtained for any heated building, structure or addition thereto. Certification may be required prior to altering, renovating or winterizing an existing structure. More information can be found at the web site: www.puc.state.nh.us and follow the link for Energy Codes.

*** I hereby certify that the building site is/is not (choose one) located in a "Special Flood Hazard Area" as designated by the Federal Emergency Management Agency and its flood insurance rate maps.

Applicant signature: Gill

*** I hereby certify that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S. C. 1334, Barrington Flood Plain Development Ordinance.

Applicant signature: Gill

*** All work must be performed in accordance with International Building Code/2009, International Residential Code for One & Two Family Dwelling/2009, 2011 NEC National Electrical Code, 2009 International Plumbing Code, NFPA 101 Life Safety Code/2009, NH Energy Code, International Mechanical Code/ 2009 and State of NH Subdivision & Individual Sewage Disposal System Design Rules.

*** I certify that the information that I have given is accurate to the best of my knowledge. No change from the above information will be made without the approval of the Code Enforcement Officer. I understand that this is NOT A PERMIT and that work CANNOT COMMENCE until a PERMIT is issued. It is my responsibility to contact the Code Enforcement Officer for the appropriate inspections.

*** I hereby certify that the boundary lines shown on the accompanying plot plan are the property lines of my property and that the acreage and setbacks are correctly shown.

*** I further acknowledge that the proposed structure or improvements shall not be occupied or utilized without a Certificate of Occupancy and only after all necessary inspections have been requested and completed.

Owner Signature: Gill Date: 6-8-22

Contractor Signature: Gill Date: 6-8-22

*** DO NOT WRITE IN THIS SPACE ***	
Paid By: _____	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK # _____
Received By: _____	Date: _____
PERMIT # _____	
THIS PERMIT IS <input type="checkbox"/> ISSUED with the following conditions: <input type="checkbox"/> DENIED for the following reason(s):	

Approved By: _____	Date: _____

TOWN OF BARRINGTON, NEW HAMPSHIRE
Agreement and Release Regarding
Building Permit for Property Abutting a Private/Class VI Road

NOW COME EOR Realty Development

(Hereinafter referred to jointly or severally as "owner") with a residential address of 63 Route 27, Raymond, NH 03077, and
The Town of Barrington, New Hampshire (hereinafter referred to as "town"), a
municipal corporation existing under the laws of the State of New Hampshire with an
address of 4 Signature Drive, and agree as follows:

WHEREAS, owner owns certain real property (Tax Map 103, Lot 64 Plot) which abuts
Long Shores Dr Road, conveyed to said owner by a Deed recorded at
Book 5038, Page 14 at the Strafford County Registry of Deeds: and

WHEREAS, the relevant portion of said Long Shores Dr Road upon which owner's
real property fronts is a private/Class VI road that has not been approved by the Barrington
Planning Board, so that the owner's property is therefore subject to the building restrictions
imposed under RSA 674:41;

NOW THEREFORE, the town and owner on behalf of themselves, their heirs, legal
representatives, successors and assigns, covenant and agree as follows:

1. The town shall allow owner a building permit to construct a single family residence on the property identified above subject to the terms and conditions of a building permit to be issued by the town and the Policy of the Board of Selectmen Regarding Construction on Class VI and Private Roads as amended on July 20, 2015.
2. The parties understand and agree that town assumes no responsibility for maintenance, including but not limited to snowplowing, of said Long Shores Dr Road, and no liability for any damages arising from the use of said road.
3. Owner agrees to be responsible for maintaining access to the subject property and does hereby forever release and discharge the town, its officers, agents and employees: (1) from the obligation of maintaining said Long Shores Dr Road; and (2) from any loss, damage, claim or expense of any kind or nature whatsoever arising directly or indirectly from the condition of said road, including but not limited to any loss damage, claim or expense arising from failure to provide any municipal services such as police, fire and ambulance services.
4. Owner hereby assumes responsibility for transporting any children who may now or in the future reside on the property to the nearest regular school bus stop.
5. The parties understand and agree that this Agreement and Release shall be recorded at the Strafford County Registry of Deeds before the building permit is issued, as required under RSA 674:41, I (c)(3).
6. The owner(s) agree to stipulate and pass this Agreement at any transfer of this property.

Kevin Cole, Member

Witness Print Name
(not needed if e-signed)

Owner Print Name

DocuSigned by:
 9/20/2022
28A9D8679048485...

Witness Sign/Date
(not needed if e-signed)

Owner Signature/Date

Witness Print Name
(not needed if e-signed)

Owner Print Name

Witness Sign/Date
(not needed if e-signed)

Owner Signature/Date

TOWN OF Barrington

Witness Print Name
(not needed if e-signed)

By: _____
Selectperson, Chair or Vice Chair

Witness Sign/Date
(not needed if e-signed)

Selectperson Signature/Date



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

**APPROVAL FOR CONSTRUCTION
OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)**

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES

APPLICATION APPROVAL DATE: 4/23/2021

APPROVAL NUMBER: eCA2021042324

I. PROPERTY INFORMATION

Address: LONGSHORE DRIVE
BARRINGTON NH 03825
Subdivision Approval No.: PRE-1987
Subdivision Name:
County: STRAFFORD
Tax Map/Lot No.: 103/64

II. OWNER INFORMATION

Name: CYNTHIA ADAMS
Address: PO BOX 116
DANVILLE NH 03819

III. APPLICANT INFORMATION

Name: TOBIN K FARWELL
Address: 265 WADLEIGH FALLS RD
LEE NH 03861

IV. DESIGNER INFORMATION

Name: TOBIN K FARWELL
Address: 265 WADLEIGH FALLS RD
LEE NH 03861
Permit No.: 01479

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction

A. TYPE OF SYSTEM: ENVIROSEPTIC

B. NO. OF BEDROOMS: 2

C. APPROVED FLOW: 300 GPD

D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. No waivers have been approved.

Eric J. Thomas

Eric J. Thomas
Subsurface Systems Bureau

DES Web Site: www.des.nh.gov

P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095

Telephone: (603) 271-3503 Fax: (603) 271-6683 TDD Access: Relay NH 1-800-735-2964

TITLE XX TRANSPORTATION

CHAPTER 231 CITIES, TOWNS AND VILLAGE DISTRICT HIGHWAYS

Repair of Roads Not Maintained by a Municipality

Section 231:81-a

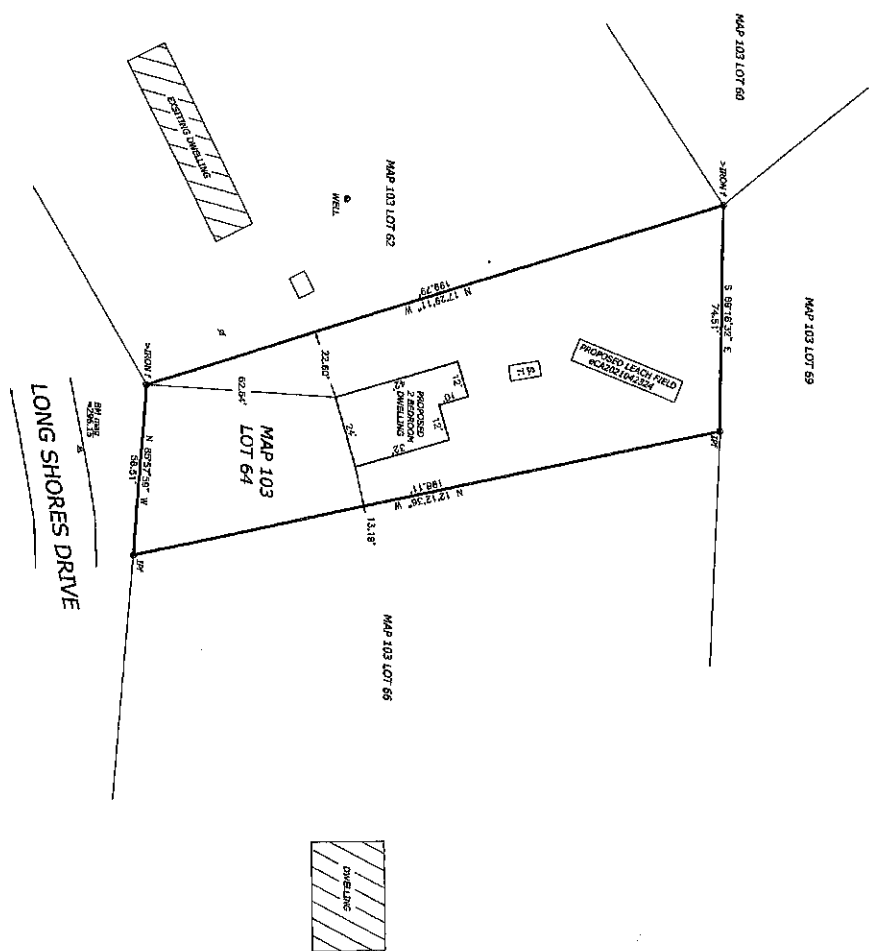
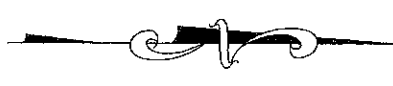
231:81-a Repair of Roads Not Maintained by a Municipality. –

I. In the absence of an express agreement or requirement governing maintenance of a private road, when more than one residential owner enjoys a common benefit from a private road, each residential owner shall contribute equitably to the reasonable cost of maintaining the private road, and shall have the right to bring a civil action to enforce the requirement of this paragraph. This paragraph shall not apply to any highway defined in RSA 229:5.

II. Any owner of a residential property abutting a private road who directly or indirectly damages any portion of such road shall be solely responsible for repairing or restoring the portion damaged by such owner.

III. Nothing in this section is intended to extend or restrict the common law as applied to residences on private roads, nor to affect the rights and obligations of non-residential property owners on private roads as they exist under the New Hampshire common law on easements.

Source. 2019, 308:2, eff. Aug. 2, 2019.



- NOTES:
1. OWNER OF RECORD FOR MAP 103 LOT 64: EOR REALTY DEVELOPMENT LLC
 2. THIS PLAN SHOWS A PROPOSED DWELLING, LEACH FIELD, AND WELL.
 3. THIS SITE DOES NOT LIE IN A FLOOD PLAIN.

PROPOSED CONSTRUCTION PLAN

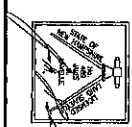
OF
TAX MAP 103 LOT 64
LONG SHORE DRIVE
BARRINGTON, NH

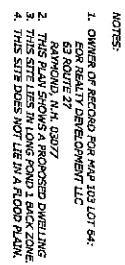
OWNED BY
FOR REALTY DEVELOPMENT LLC

SCALE: 1"=20'
DATE: MAY 18, 2022



PREPARED BY:
JAMES N. LAVELLE, L.L.S.
LICENSED LAND SURVEYOR
HARRISBURG, NH 03041
TEL: 603.325.6551

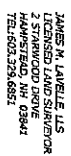


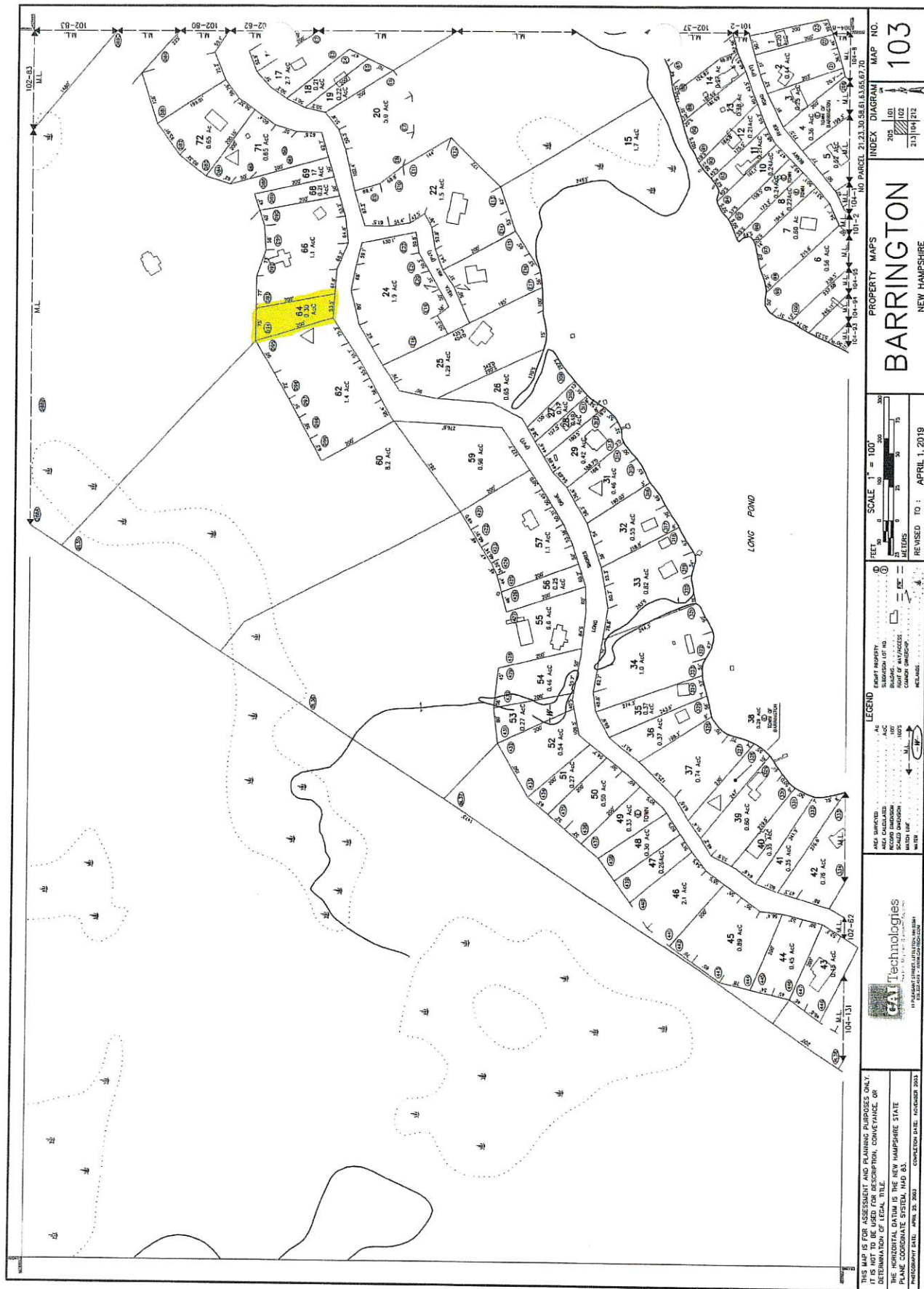


OF
TAX MAP 103 LOT 64
LONG SHORE DRIVE
BARRINGTON, NH

SCALE: 1"=20' DATE: JULY 19, 2022

0° 20° 40° 60° 80°





TOWN OF BARRINGTON, NH
LAND USE DEPARTMENT
Vanessa Price, Town Planner



Zoning Board of Adjustment Members
Tracy Hardekopf, Chair
George Bailey, Vice Chair
Paul Thibodeau
Cheryl Huckins
Andre Laprade (Alternate)

July 26, 2022

EOR Realty Development, LLC
63 Route 27
Raymond, NH 03077

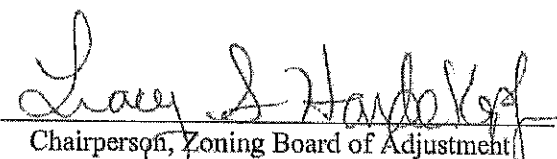
Notice of Decision

**Zoning Board of Adjustment
Town of Barrington, New Hampshire**

Case File Number: 103-64-GR-22-Var

Location: Long Shores Drive
Map 103, Lot 64

At a regular scheduled and duly noticed meeting of the Barrington Zoning Board of Adjustment, on July 20, 2022, you are hereby notified that the appeal of Case File Number: 103-64-GR-22-Var for a Variance regarding section Article 4, Section 4.1.1 Table 2- Table of Dimensional Standards, side setbacks, of the Barrington Zoning Ordinance, the Board **GRANTED**, your request for a variance seeking relief from Article 4, Section 4.1.1 Table 2- Table of Dimensional Standards to allow setbacks from the right side to be 12'+/- and left side to be 22'+/- where 30' is required to build a 24' x 32' 2-story colonial. The location is Long Shores Drive, Map 103, Lot 64, on a .3-acre lot in the General Residential Zoning District, by the affirmation vote of at least three members of the Zoning Board of Adjustment.


Chairperson, Zoning Board of Adjustment

7-27-2022

Date

A motion for rehearing may be made in the form of a letter to the Board. The motion must be made within 30 days; this 30-day time period shall be counted in calendar days beginning with the date following the date upon which the board voted to approve or disapprove the application in accordance with RSA 21:35. *Reference RSA 677:2*

This approval shall be valid if exercised within 2 years from the date of the final- approval and shall not expire within 6 months after the resolution of a planning application filed in reliance upon this decision, as per RSA 674:33, IV.

KWC EXCAVATION & PAVING

63 Route 27
Raymond, NH 03077
(603) 365-0550

Sweat Equity Proposal

***Long Shore Drive Lot Owner's Association
419 Berry River Road
Barrington, NH***

***Site: Map 103 Lot 64 Long Shore Drive
Barrington, NH***

The following is the Sweat Equity Proposal for Long Shore Drive to be completed in Lieu of the 10% Road Maintenance Fee for new construction. The following is a list of trench work requested on behalf of the Long Shore Dr. Lot Owner's Association. The following work listed should be accomplished providing there isn't any unforeseen obstacles such as hammering that may be needed to accomplish trench. See price sheet attached for additional equipment needed.

- (1) 1st hill on right across from Tammara Simoneau (101-0033)
Approximately 400 ft of trench work on the right side of the road.
- (2) Approximately 350 ft of trench work from Irene Goranitis (101-0038) to Richard Langorio (101-0040)
- (3) Approximately 100ft of Trenching and preparation for future culvert from Peter & Peggy Shaw (101-0053) to Tiffany Ostaszewski (101-0050)
- (4) Approximately 500ft of trenching from Mark Richmond (101-0048) to Lillian McNicholas (102-0092) Approximately 30 ft of trenching at Jeff Estees (102-0090)
- (5) Approximately 30 ft of trenching at Jeff Estees (102-0090)
- (6) Approximately 100ft of trenching and preparation for future culvert at Seymour Daniels (102-85) to John Houle (102-82)
- (7) Approximately 400 ft of trenching from John Houle (102-82) to Christopher Loiselle (103-0072) Hammering will be requested to do trenching properly.
- (8) Reestablishing across from EOR (103-0064) to Phillip Dembroski (103-24)
Approximately 100ft
- (9) Approximately 60ft of trenching above Mike Mcneil (103-0054)

The estimated trenching would be approximately 2,040 feet. This includes bringing in material and hauling out of material. There is some hammering requested which would have addition charges to the association. If hammering isn't authorized trenching will be done to best of ability. If any additional work is requested from the association this will be quoted directly with Rob Tibbets.

LEDGE CLAUSE – CONTRACTOR NOT RESPONSIBLE FOR LEDGE AND/OR REMOVAL OF LEDGE. IF LEDGE IS DISCOVERED & BLASTING IS REQUIRED THERE WILL BE ADDITIONAL CHARGES. WORK SHALL CEASE UNTIL THE COST HAS BEEN DISCUSSED AND APPROVED.

Equipment daily fees

Excavator - \$1,500
Ten Wheeler Dump - \$700
Rock Hammer - \$3,000
Bush hog - \$950
Mini Excavator for removing Hammered rock - \$850

Total - \$11,500

The above agreement is subject to the granting of a Building Permit for Map 103 Lot 64 Long Shore Drive.

Kevin Cole, Member
KWC Excavation & Paving

Date

Accepted by:
Long Shore Dr. Lot Owner's Assoc.

Date

CONTRACT FOR SERVICES

This Agreement is made this ____ day of _____, 2022 between the Long Shore Lot Owners Association (LSLOA) and EOR Realty Development LLC (EOR Realty) also referenced herein as "parties". The terms of the agreement are as follows and shall not be modified unless in writing signed by both parties, which writing may be in the form of electronic communication:

The following individuals shall be the contact for purposes of communication regarding all aspects of the agreement, performance and notice unless amended by either party in writing:

LSLOA: Robert Tibbens (VP), Chris Linaelle (Road Director)

EOR Realty: Kevin Cole

SCOPE OF WORK

EOR Realty will provide all equipment and labor needed for drainage and swale work for Longshores dr. EOR will ditch all marked areas along Longshore drive from the beginning of the road to the end of the road. LSLOA will be responsible for marking out where ditching and sealing is needed. (A board member will be available to do a walk through with the contractor prior the the work being done).

LSLOA will supply a few locations where materials can be dumped after they have been removed from the road (This dumping area will be at a site off of long shores drive so that the contractor does not have to truck it off the road.)

CONTRACT PRICE

As per the Barrington select board's class VI and private road building policy, EOR shall make road improvements equaling at least 10% of the homes construction costs. EOR required investment is to be a minimum of \$11,500.00. Once an authorized LSLOA representative approves the road work, LSLOA will provide EOR a letter stating EOR has made the required road improvements.

CHANGE IN SCOPE OF WORK TO BE PERFORMED

In the event that the scope of work is changed, regardless of the reason for said change, said

ATTORNEY FEES AND COSTS

In the event that litigation is commenced by either party the prevailing party shall be entitled to recover its reasonable attorney fees and costs as determined by the Court.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the undersigned have s their hands and signatures below.

LSLOA by:

Date

EOR Realty Development LLC :

Date

DAMAGE

FOR Realty shall be solely responsible for damages to L... A property outside the scope of the damages referenced in Exhibit A caused by FOR Realty, its agents or employees.

WARRANTY ON LABOR AND MATERIALS

NONE

ENTIRE AGREEMENT

This Agreement represents the entire agreement and understanding between the Parties. All prior representations, agreements and understandings, whether oral or in writing, have been merged into and superseded by this Agreement.

SEVERABILITY

The Parties agree that if any provision of this Agreement is deemed invalid or unenforceable, any such provision shall be divisible, and shall not affect in any way the remainder of this Agreement, which shall remain in full force and effect.

CHOICE OF LAW, JURISDICTION AND VENUE

This Agreement shall be governed by the law of the State of New Hampshire, without regard to provisions regarding choice of law. Actions to enforce, interpret, apply or construe this Agreement shall be brought solely in the Smafford County Superior Court for the State of New Hampshire. The Parties do hereby consent to the jurisdiction and venue of said Court.

RESOLUTION OF DISPUTES PRIOR TO COMMENCEMENT OF LITIGATION

The parties agree that in the event of a dispute arising out of any aspect of this agreement they will make reasonable effort to communicate in an effort to reach a settlement and if a settlement cannot be reached within 30 days to submit the dispute to mediation with Edward Philpot, Esq of Luconia, NH acting as mediator and for which each party will pay one half the cost of mediation.

change must be approved in writing signed by both parties before any change takes place. Change shall include, but is not limited to, additional work requested by LSLOA, additional work necessitated by work site conditions, change in materials, change in the manner or method of performance and changes occasioned by building codes, state or municipal authorities.

SCHEDULE OF PERFORMANCE

It is anticipated that work will begin on _____ and be completed on or before _____. EOR Realty shall make all reasonable effort to conduct work Monday through Friday between the hours of 7:00 am and 5:00 pm. LSLOA shall be informed of any delay or anticipated change in performance.

INSPECTION AND APPROVAL

LSLOA shall have, upon reported completion of the work performed by EOR Realty, the right to an inspection within ten (10) days by an engineer to verify that the end product meets industry standards and meets all Federal, State and Municipal requirements. LSLOA may, at its discretion, withhold approval of work until such standards are achieved and verified.

LSLOA may withhold the approval of work, or any portion thereof, to account for the cleanup of debris left on site by EOR Realty or damage caused by EOR Realty that remains unrepaired.

INSURANCE:

EOR Realty shall, prior to the start of work, and as a condition of this agreement, provide LSLOA with proof of General Liability Insurance with an aggregate limit of no less than One Million Dollars and proof of coverage for Worker's Compensation in accordance with NHRSA 381-A, requirements.

INDEMNIFICATION & HOLD HARMLESS CLAUSE

EOR Realty agrees at all times during the terms of the agreement to indemnify, hold harmless, and defend LSLOA, its Board of Directors and each director individually, agents, assigns and employees against any and all liabilities, losses, damages costs or expenses, (including, without limitation, actual attorney's and consultant's fees) which any one of them may sustain, incur or be required to pay by reason of or in any way related to bodily injury, personal injury or property damage, or any damage whatsoever in connection with or in any way related to the performance of the work by EOR Realty, its employees, agents and anyone employed directly or indirectly by any of them or by anyone for whose acts any of them may be liable, other than those specific damages stated in Exhibit A to landscape, electrical, irrigation and turf.

Long Shores Lot Owners Association, Inc.

491 Berry River Rd. Barrington, NH 03825

lsloabnh@gmail.com

LSLOA Association Maintenance Agreement

Long Shores Lot Owners Association is a road association that maintains access roadways for the benefit of the residents of Long Shores Dr and Berry River Rd IN Barrington NH

At no time will the Town of Barrington be liable or responsible for road maintenance or snow removal on any roads within the association, Berry River Rd and Long Shores Dr.

In order to maintain this access roadway, residence of Berry River Rd and Long Shores Dr, members of the Long Shores Lot Owners Association, periodically pay to the association, monies determined by the Association to maintain the roads within said association.

Signatures

Robert Tibbetts
President
Long Shores Lot Owners Association

Date

9/19/22

Yori Kasprzak
Treasurer
Long Shores Lot Owners Association

Date

9/19/2022