

Project Application

Land Use Department

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

244-23-GR-18-Sub(2)

Case Number: _____ Project Name: 2 Lot Subdivision Date 6/13/18

Staff Signature required PRIOR to submittal

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

FORMAL APPLICATION:

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

Project Name: Paul & Linda Morse Area (Acres or S.F) 6.57

Project Address: 154 Canaan Back Road & Old Settlers Road

Current Zoning District(s): GR & WDO Map(s) 244 Lot(s) 23

Request: Create an additional residential lot.

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: Paul & Linda Morse

Company _____

Phone: 603-664-2205

Fax: _____

E-mail: _____

Address: 154 Canaan Back Road, Barrington, NH 03825

Applicant (Contact): David W. Vincent, LLS

Company Land Surveying Services

Phone: 603-664-5786

Fax: 603-664-3274

E-mail: _____

Address: PO Box 1622, Dover, NH 03821

d.vincent@landsurveyingservices.net

Developer: _____

Company _____

Phone: _____

Fax: _____

E-mail: _____

Address: _____

Architect: _____

Company _____

Phone: _____

Fax: _____

E-mail: _____

Address: _____

Engineer: _____

Company _____

Phone: _____

Fax: _____

E-mail: _____

Address: _____

Owner Signature

Staff Signature

Applicant Signature

Date

LAND USE OFFICE

JUN 13 2018

RECEIVED

Applicant Paul & Linda Morse Case # 244-23-GR-18SUB(2)

Subdivision, Site Review, and Lot Line Adjustment Application Checklist
Barrington Planning Board
Adopted January 20, 2009

This checklist is intended to assist applicants in preparing a complete application for subdivision as required by the Barrington Subdivision Regulations and must be submitted along with all subdivision applications. An applicant seeking subdivision approval shall be responsible for all requirements specified in the Barrington Subdivision Regulations even if said requirements are omitted from this checklist.

An applicant seeking subdivision approval shall be responsible for providing all the information listed in the column below entitled "Subdivision" and should place an "x" in each box to indicate that this information has been provided. If an item is considered unnecessary for certain applications the "NA" box should be marked instead indicating "Not Applicable". Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

Check The Appropriate Box or Boxes Below:					
<input type="checkbox"/> Lot Line Relocation See Section I & II	<input type="checkbox"/> Site Plan See Sections I & II	<input checked="" type="checkbox"/> Subdivision Plan See Sections I, II, III, IV & V			
			Provided	NA	
Section I.					
General Requirements					
1. Completed Application Form			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Complete abutters list			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Payment of all required fees			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. <u>Five (5) full size sets of plans and six (6) sets of plans 11" by 17" submitted with all required information in accordance with the subdivision regulations and this checklist</u>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Copies of any proposed easement deeds, protective covenants or other legal documents			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Any waiver request(s) submitted with justification in writing			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Technical reports and supporting documents (see Sections IX & X of this checklist)			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Completed Application Checklist			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Section II.					
General Plan Information					
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Title block information:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Drawing title			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Name of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Location of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Tax map & lot numbers of subject parcel(s)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	

LAND USE OFFICE

(date of adoption)

JUN 18 2012

RECEIVED

Application Checklist

Barrington Subdivision Regulations

e. Name & address of owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Date of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Scale of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
h. Sheet number	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
i. Name, address, & telephone number of design firm	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
j. Name and address of applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Revision block with provision for amendment dates	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Planning Board approval block provided on each sheet to be recorded	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Certification block (for engineer or surveyor)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6. Match lines (if any)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Zoning designation of subject parcel(s) including overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Minimum lot area, frontages & setback dimensions required for district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Note the following: "Required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through the completion of all construction activities. If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town."	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Note identifying which plans are to be recorded and which are on file at the town.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. Note the following: "All materials and methods of construction shall conform to Town of Barrington Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
14. North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
e. List of required permits and permit approval numbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Vicinity sketch showing 1,000 feet surrounding the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Plan index indicating all sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
18. Boundary of entire property to be subdivided	<input type="checkbox"/>	<input type="checkbox"/>		
19. Boundary monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Monuments found	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Map number and lot number, name addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Monuments to be set	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
20. Existing streets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Name labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Status noted or labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Right-of-way dimensioned	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Pavement width dimensioned	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
21. Municipal boundaries (if any)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

LAND USE OFFICE

(date of adoption)

JUN 13 2018

RECEIVED

Application Checklist

Barrington Subdivision Regulations

22. Existing easements (Identified by type)	<input type="checkbox"/>	<input type="checkbox"/>		
A) Drainage easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B) Slope easements(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
C) Utility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
D) Temporary easement(s) (Such as temporary turnaround	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
E) No-cut zone(s) along streams & wetlands (as may be requested by the	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
F) Conservation Commission)				
G) Vehicular & pedestrian access easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
H) Visibility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
I) Fire pond/cistern(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
J) Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
K) Walking trail easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
a) Other easement(s) Note type(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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"/>		
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. Proposed lot configuration defined by metes and bounds	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Drainage easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Slope easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Utility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
d. Temporary easement(s) (such as temporary turnaround)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e. Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f. Walking trail easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g. Other easement(s) Note type(s)	<input type="checkbox"/>	<input checked="" 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"/>		

LAND USE OFFICE

(date of adoption)

JUN 13 2018

RECEIVED

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 checked="" type="checkbox"/>		
b. Width of right-of-way dimensioned	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Pavement width dimensioned	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Existing water systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Existing drainage systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Existing utilities	<input checked="" 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 checked="" type="checkbox"/>	<input 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"/>		
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
1. Typical cross-section of roadway	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2. Typical driveway apron detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
3. Curbing detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Guardrail detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5. Sidewalk detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Traffic signs and pavement markings	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Drainage structure(s):	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
8. Outlet protection riprap apron	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
9. Level spreader	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Treatment swale	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Typical section at detention basin	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Typical pipe trench	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13. Fire protection details	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
14. Erosion control details:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
15. Construction Notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Construction sequence	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Erosion control notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Landscaping notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
d. Water system construction notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e. Sewage system construction notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f. Existing & finish centerline grades	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g. Proposed pavement - Typical cross-section	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h. Right-of-way and easement limits	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
i. Embankment slopes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
j. Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

LAND USE OFFICE

(date of adoption)

JUN 13 2018

5

RECEIVED

Application Checklist**Barrington Subdivision Regulations**

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

LAND USE OFFICE

JUN 13 2018

(date of adoption)

RECEIVED

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 PAUL MAUSE of 154 CANAAN BACK RD, BARRINGTON NH to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: Paul Mause

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.

LAND USE OFFICE

JUN 13 2018

(date of adoption)

RECEIVED 12

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:

Linda Marke

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.

ADMINISTRATIVE AND REVIEW FEES

(date of adoption)

LAND USE OFFICE
JUN 13 2018
RECEIVED

Subdivision Plan Waiver Request Form
Under Subdivision Plan Regulations 5.3-Request for Waivers, 8.1-Waivers for Specific Plan Submission Requirements and 11.1-General Waiver Provision

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 Subdivision Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Strafford County Registry of Deeds.**

Name of Subdivision Plan (See Title Box):

Paul & Linda Morse

Case Number: 244-23-GR-18-Sub(2)

Site Location: 154 Canaan Back Road & Old Settlers Road

Zoning District(s): General Residential & Wetlands District Overlay

Owner (s): Paul & Linda Morse

Address of Owner(s): 154 Canaan Back Road, Barrington, NH 03825

Address Line 2: _____

Name of Applicant (if different from owner): David W. Vincent, LLS


Phone Number 603-664-5786

Email d.vincent@landsurveyingservices.net

Land Surveyor: David W. Vincent, LLS

I David W. Vincent, LLS seek the following waiver to the Town of Barrington Subdivision Regulations for the above case submittal:

11.2.2 Lot Shape - The existing lot configuration and wetlands located on the lot does allow for the proposed lots to be rectangular in shape or meet the 3:1 ratio. However the the proposed lot lines are close the right angles and the proposed buildable areas are rectangular in shape which does help define the limits of lot ownership and the reasonable development of the lots.



Signature of Owner/Applicant

LAND USE OFFICE

Date

JUN 13 2018

Revised 11/06/2014

RECEIVED

11 JUNE 2018

TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME: Paul & Linda Morse

CASE FILE NUMBER:

244B-GR-18SUB(2)

PROJECT LOCATION: 154 Canaan Back Road & Old Settlers Road

DATE OF APPLICATION: June 11, 2018

Property Details:

Single-Family

Residential

Multi-Family Residential

Commercial

Industrial

Current Zoning: General Residential & Wetlands District Overlay

Lot Area Size: 6.57 Ac.

Setbacks:

Front:

40'

Side:

30'

Rear:

30'

Parking Spaces Required:

N/A

Parking Spaces Provided:

N/A

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

The purpose of this application is to create an additional residential lot comprising 2.01 acres with a separate curb cut on Old Settlers Road and NHDES permit pending. The remaining 4.56 acres shall be retained by the existing residential use.

Paul & Linda Morse
154 Canaan Back Road
Barrington, NH 0825
603-664-2205

Town of Barrington
Land Use Department
PO Box 660
Barrington, NH 03825


**Re: Minor Subdivision - Assessor's Map 244 / Lot 23
Canaan Back Road & Old Settlers Road**

*Received
6/13*

To Whom it May Concern;

We, Paul & Linda Morse, with a mailing address of 154 Canaan Back Road, Town of Barrington, State of New Hampshire, 03825, hereby authorize David W. Vincent, LLS, his employees or assigns, of Land Surveying Services, with a mailing address of PO Box 1622, City of Dover, State of New Hampshire, 03821, to represent us at any public hearing or public department regarding the submittal, review and approval of the application referenced above.

Signed:



Paul Morse

6/12/18

Date



Linda Morse

6/12/18

Date

LAND USE OFFICE

JUN 13 2018

RECEIVED

ABUTTERS LIST

Paul H. & Linda E. Morse
Assessor's Map 244 / Lot 23
Canaan Back Road & Old Settlers Road
Barrington, NH

APPLICANTS/OWNER

Map 244 / Lot 17
Paul H. & Linda E. Morse
154 Canaan Back Road
Barrington, NH 03825

Map 244 / Lot 17
Henry Mikiewicz
PO Box 700
Barrington, NH 038255

ABUTTERS

Map 244 / Lot 15
Emily J. Kordas
19 Lupine Lane
Barrington, NH 03825

Map 244 / Lot 22 & 27
William R. & Julia L. Burrows
57 Baxter Lane
Barrington, NH 03825

Map 244 / Lot 15-1
Marjorie A. Brennan
Revocable Trust
PO Box 179
Sandown, NH 03873

Map 244 / Lot 26
Robert A. & Dorthy Deslauriers
36 Old Settlers Road
Barrington, NH 03825

Map 244 / Lot 15-2
Jonathan Parenteau
114 Smoke Street
Nottingham, NH 03290

Map 244 / Lot 28
Eileen Williams
PO Box 536
Barrington, NH 03825

Map 244 / Lot 15-3
Conrad M. Pszczola
4 Northway Circle #11
Dover, NH 03820

LAND SURVEYOR
David W. Vincent, LLS
Land Surveying Services
PO Box 1622
Dover, NH 03821-1622

Map 244 / Lot 16
Scott & Jodi Zielfelder
169 Canaan Back Road
Barrington, NH 03825

ENVIRONMENTAL SCIENTIST
Michael Cuomo
6 York Pond Road
York, ME 03909

LAND USE OFFICE

JUN 13 2012

RECEIVED

97 AUG 19 PM 1:29

REGISTER OF DEEDS
STRAFFORD COUNTY

010998

BK 1946PG0225

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That W. Richard Burrows and Julia L. Burrows, husband and wife, of 13 Baxter Lane, Barrington, County of Strafford and State of New Hampshire for consideration paid, grant to Paul H. Morse and Linda E. Morse, husband and wife, of P.O. Box 425, Bar Mills, County of York, State of Maine, as joint tenants with rights of survivorship with **WARRANTY COVENANTS** the following:

Tract #1: A certain tract or parcel of land, with the buildings thereon, situate on the Northerly side of the Canaan Road n/k/a Canaan Back Road and the Westerly side of the Canaan Back Road n/k/a Old Canaan Road, also known as the Durgin Road and the road leading to the Province Road, in Barrington, County of Strafford and State of New Hampshire, bounded and described as follows:

Beginning on the Northerly side of said Canaan Road at its intersection with the Westerly side of the said Canaan Back Road; thence running in a Northerly direction by and along said Canaan Back Road a distance of Six Hundred Eighty (680) feet, more or less, to a stone wall; thence turning and running in a Westerly direction by and along said stone wall and land now or formerly of Irene E. York a distance of Six Hundred (600) feet, more or less, to a stone wall; thence turning and running in a Southeasterly direction by and along said stone wall and land now or formerly of the said Irene E. York a distance of Three Hundred Sixty (360) feet, more or less, to an intersecting stone wall; thence turning and running in a Southwesterly direction by and along said stone wall and land now or formerly of the said Irene E. York a distance of Four Hundred (400) feet, more or less, to the Northerly side of the said Canaan Road; thence turning and running in an Easterly direction by and along said Canaan Road a distance of Four Hundred Eighty (480) feet, more or less, to the point of beginning; the same containing six (6) acres, more or less.

Meaning and intending to convey a portion of the premises conveyed to W. Richard Burrows and Julia L. Burrows by Warranty Deed of Arthur R. Hume and Joan C. Hume dated February 20, 1969 and recorded at the Strafford County Registry of Deeds at Book 854, Page 159.

Signed this 19 day of August, 1997.

W. Richard Burrows

W. Richard Burrows

Julia L. Burrows

Julia L. Burrows

LAW OFFICE
OF
JAMES H. SCHULTE
680 CENTRAL AVENUE
SUITE 103
DOVER, NEW HAMPSHIRE
03820
TEL 603-743-6300
FAX 603-743-6400

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
XXXX THOUSAND XX9 HUNDRED AND X20 DOLLARS	
8-19-97 276611	\$ 920.00
VOID IF ALTERED	

LAND USE OFFICE

JUN 13 2018

RECEIVED

STATE OF NEW HAMPSHIRE
STRAFFORD, SS.

Dated: August 19th, 1997

Personally appeared W. Richard Burrows and Julia L. Burrows known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Tammy A Melnick
Justice of the Peace, Notary Public
My commission expires _____

TAMMY A. MELNICK, Notary Public
My Commission Expires August 25, 1998

BK 1946 PG 0226

LAW OFFICE
OF
JAMES H. SCHULTE
680 CENTRAL AVENUE
SUITE 103
DOVER, NEW HAMPSHIRE
03820
TEL 603-743-6300
FAX 603-743-6400

LAND USE OFFICE

JUN 13 2012

RECEIVED