

MEMO

TO: Select Board and Planning Board

FROM: Peter Cook

Peter Cook/pwd

RE: Rudy Cormier/Patricia Finnegan – 175 Brooks Rd
Map 211 Lot 0002

DATE: August 15, 2018

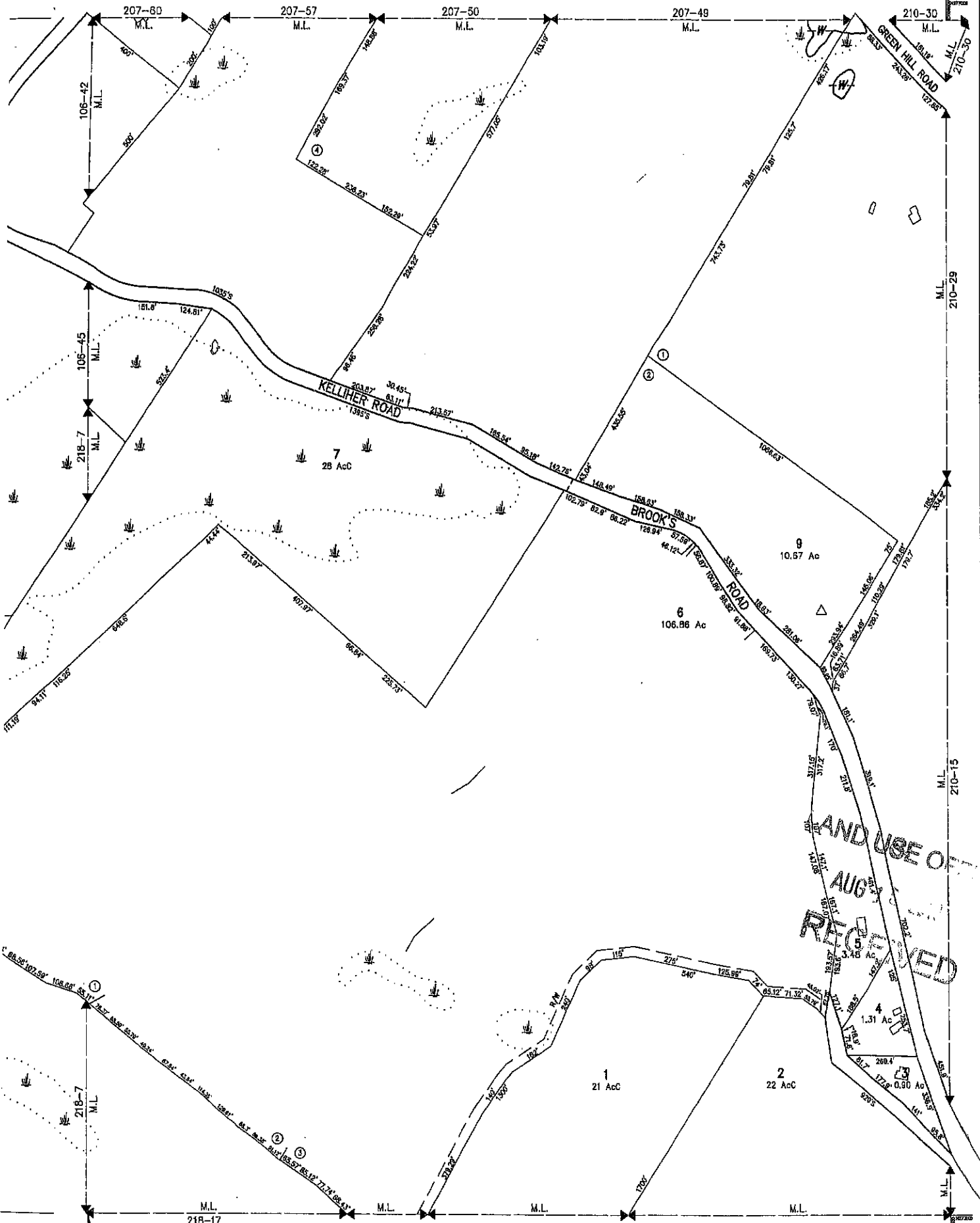
Today I inspected Brooks Road. The road has a solid base. However; there are potholes. I recommend that after completion of construction, the road be graded from the pavement to the property line. I would also recommend that the property owner join the road association to help with future maintenance.

:swm

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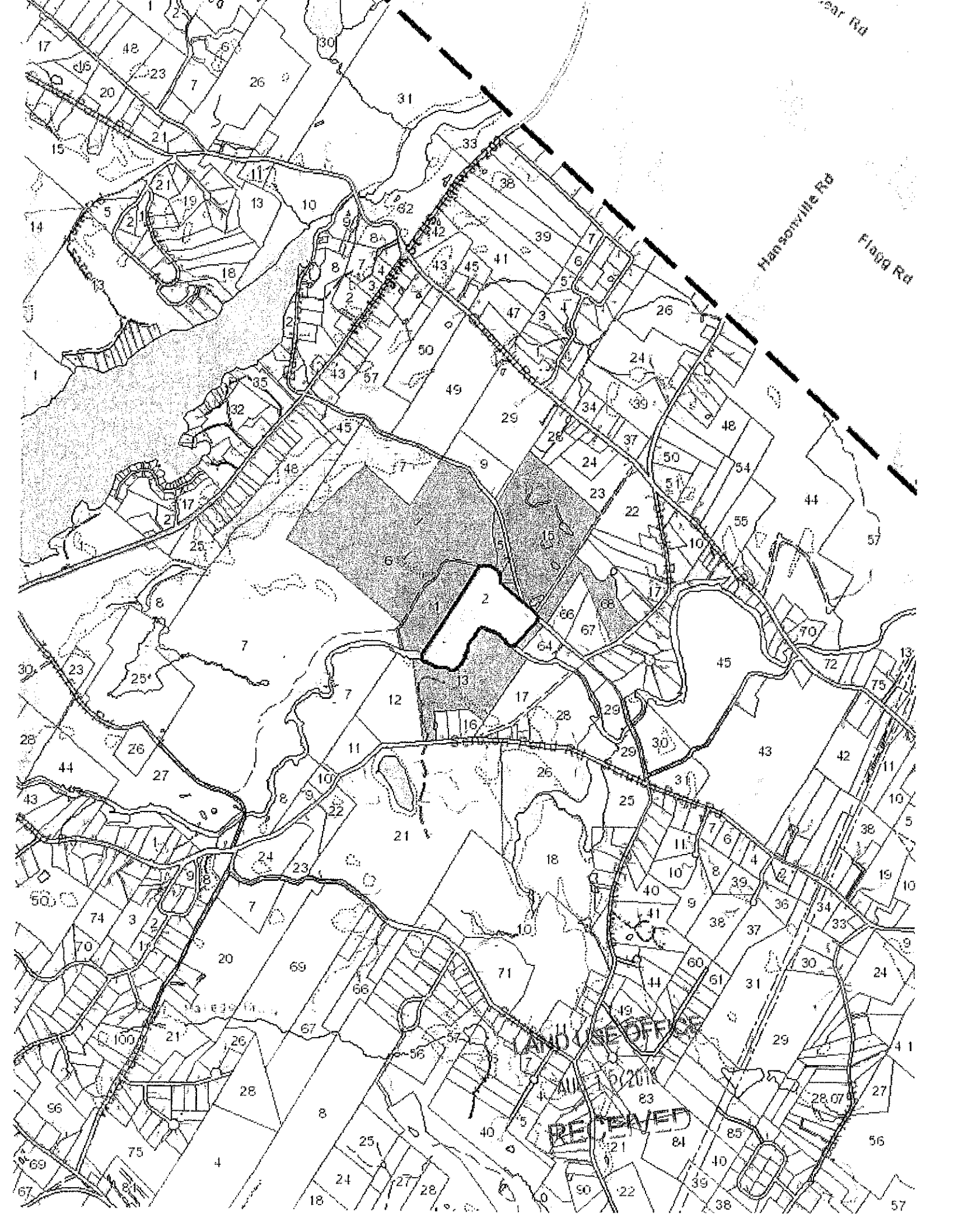
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<p>END</p> <p>EXEMPT PROPERTY. (1)</p> <p>SUBDIVISION LOT NO. (2)</p> <p>BUILDING.</p> <p>RIGHT OF WAY/ACCESS.</p> <p>COMMON OWNERSHIP.</p> <p>WETLANDS.</p>	<p>SCALE 1" = 200'</p> <p>REVISD TO : APRIL 1, 2017</p>	<p>PROPERTY MAPS</p> <h1 style="margin: 0;">BARRINGTON</h1> <p>NEW HAMPSHIRE</p>	<p>INDEX DIAGRAM</p> <p>MAP NO.</p> <h1 style="margin: 0;">211</h1>
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NO PARCEL 8



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

NOW COME Rudy R. Cormier AND Patricia R. Finnegan
(Hereinafter referred to jointly or severally as "owner") with a residential address of _____, 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 333 Calef Highway, and agree as follow:

WHEREAS, owner owns certain real property (Tax Map 211, Lot 002 Plot _____) which abuts BROOKS Road, conveyed to said owner by a Deed recorded at Book 4561, Page 0658 at the Strafford County Registry of Deeds: and

WHEREAS, the relevant portion of said BROOKS 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 BROOKS 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 BROOKS 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.

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IN WITNESS WHEREOF the parties have hereunder set their hands this 13 day of Aug, 2018

Witness:

Rud Corin
Witness:

Rud Corin

(Owner)

Patricia Kinnegan

(Owner)

TOWN OF _____

Witness:

By: _____
Selectman, Chairman or Vice Chairman

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Major Building Permit Application

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

Issue Date: 8-13-18
Permit #:
(This area for office use only)

Map # 211
Lot # 002
Block #
Zoning General Residential

Location of Construction (Address):
Property Owner: Rudy Cormier + Patricia Finnegan Home Phone:
Mailing Address: 547 Portland St Cell Phone: 603-767-5941
City: Rochester State: NH Zip Code: 03867 Daytime Phone:
Email Address: patfin@metrocast.net

Contractor: New Stella Homes Phone: 603-332-0545
Mailing Address: 22 McIntosh Rd Cell #:
City: Roch State: NH Zip Code: 03867
Email Address:

Cost of Construction: 130,000 Building Inspectors Estimated Cost of Construction:
Permit Fee: \$975 Permit fee based on \$7.50 per \$1000.00 of construction cost for 1 & 2 family (\$50.00 Minimum) Permit fee based on \$8.00 per \$1,000.00 of Construction Cost for multi-family & commercial (\$50.00 Minimum)

Proposed Construction is for: (check only one)
 New Single-Family Dwelling New Commercial Structure
 New Two-Family Home Commercial Addition
 New Multi-Family Dwelling Commercial Alteration
 Replacement / New Mobile Home Other:

Description of work to be performed: modular home to be set on a full foundation / 3 bedroom septic system

Proposed Use: Single Family Year round dwelling

Property & Setback Information			
Setbacks from Lot Line to Construction:		Subsurface Disposal Information:	Total Square Footage of Proposed Building:
Front: <u>40'</u>	Right:	Septic System Design Approval Number: <u>#eCA2018080719</u>	<u>1568</u>
Rear: <u>30</u>	Left:		Site Located In "Special Flood Hazard Area": Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Lot Size: <u>2 Acres</u>		If Using Existing System, Is Design More Than 20 Yrs. Old: Yes <input type="checkbox"/> No <input type="checkbox"/>	Site Located In Shoreland Protection Zone: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
		Subdivision Approval #	Subdivision Name: <u>RECEIVED</u>
		Site Plan Approval: Yes <input type="checkbox"/> No <input type="checkbox"/>	

Applicant Signature: [Signature] Date: 8-13-2018

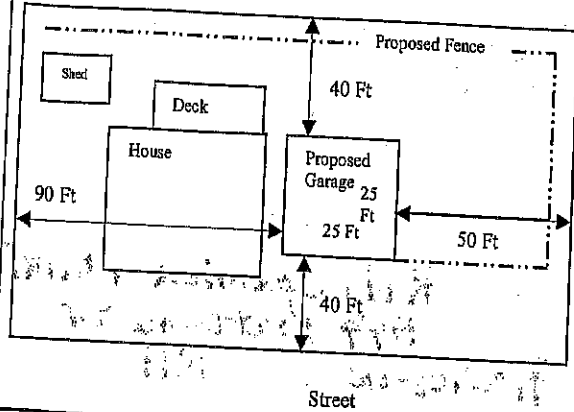
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Plot Plan

Instructions:

- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.
- 5) Show Location of Septic Tank & Leach Field.
- 6) Show Location of all Wetlands, Rivers, Streams, Lakes and Ponds

Sample Plan:



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Applicant Signature: _____

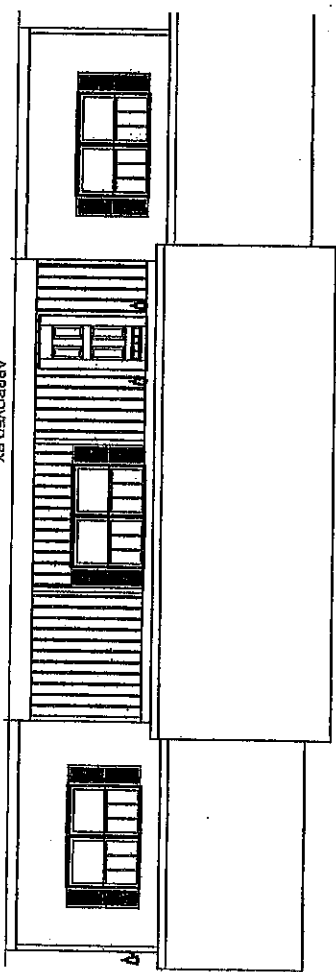
Date: _____

MANUFACTURER INFORMATION
 Ritz-Craft Corporation
 of PA, Inc.
 15 Redoubt Park Road
 Millersburg, Pa 17344

THIRD PARTY APPROVAL AGENCY
 NTA, Inc.
 305 North Oakland Avenue
 Naperville, IN 46500 (674)-773-7975

Label Location:
 As Noted (Items / Empty Slot Label located at
 Kitchen Sink or Master Bedroom Closet)

FOR: BUILDER / CUSTOMER
NEWSTYLE HOMES / CORNIER



FRONT ELEVATION
 FOR ILLUSTRATIVE PURPOSES ONLY. SEE SALES AGREEMENT FOR ALL MATERIALS AND SPECIFICATIONS.

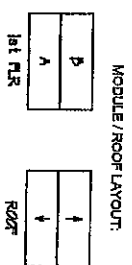
APPROVED BY

 8/22/2018
 Approved by the Government Code and Standards of
 the State of Indiana for the Department of
 Revenue, Division of Building Safety.

The enclosed drawings and specifications (referred hereinafter as subeeds) are the property of Ritz-Craft Corporation of PA, Inc. This subeeds is intended to show a specific plan or layout. This is not a contract. The Ritz-Craft building modules is in compliance with all state code requirements and standard engineering practices in order for the general contractor to obtain building permits. No part of this subeeds may be reproduced or used in any form or by any means without written authorization from Ritz-Craft Corporation, Inc. This subeeds is proprietary and confidential. Any unauthorized use is prohibited.

The drawings in this subeeds should not be used for dimensional reference. All dimension lines and notes supersede any such reference.

Ritz-Craft Corporation Inc. will be considered a sub-contractor in all building projects supplying a building component to a general contractor or builder. All notes with reference to "builder" "by other" "to-site" and "by builder" are pertaining to the responsibilities of the general contractor.



DRAWING INDEX

SHEET	DESCRIPTION
CS	Cover Sheet
NI	Notes
N2	Notes
FP1	1st Floor Plan
EL	1st Floor Electrical Plan
FD	Foundation Design Criteria
ELV1	Elevations
BW1	1st Floor Bracket Wall Plan
XI	Cross Section
FA1	Truss Fastening Details
FA2	Module Fastening Details


DATE	DESCRIPTION	BY
07/26/18	CONFORM	PA8
07/26/18	SUBSET	PA8

BUILDER: NEWSTYLE HOMES
CUSTOMER: CORNIER
 BARRINGTON, NH
PROJECT NAME: ZACH JOHN
MODULE: VARI

SCALE: COVER SHEET
SHEET: 1/10

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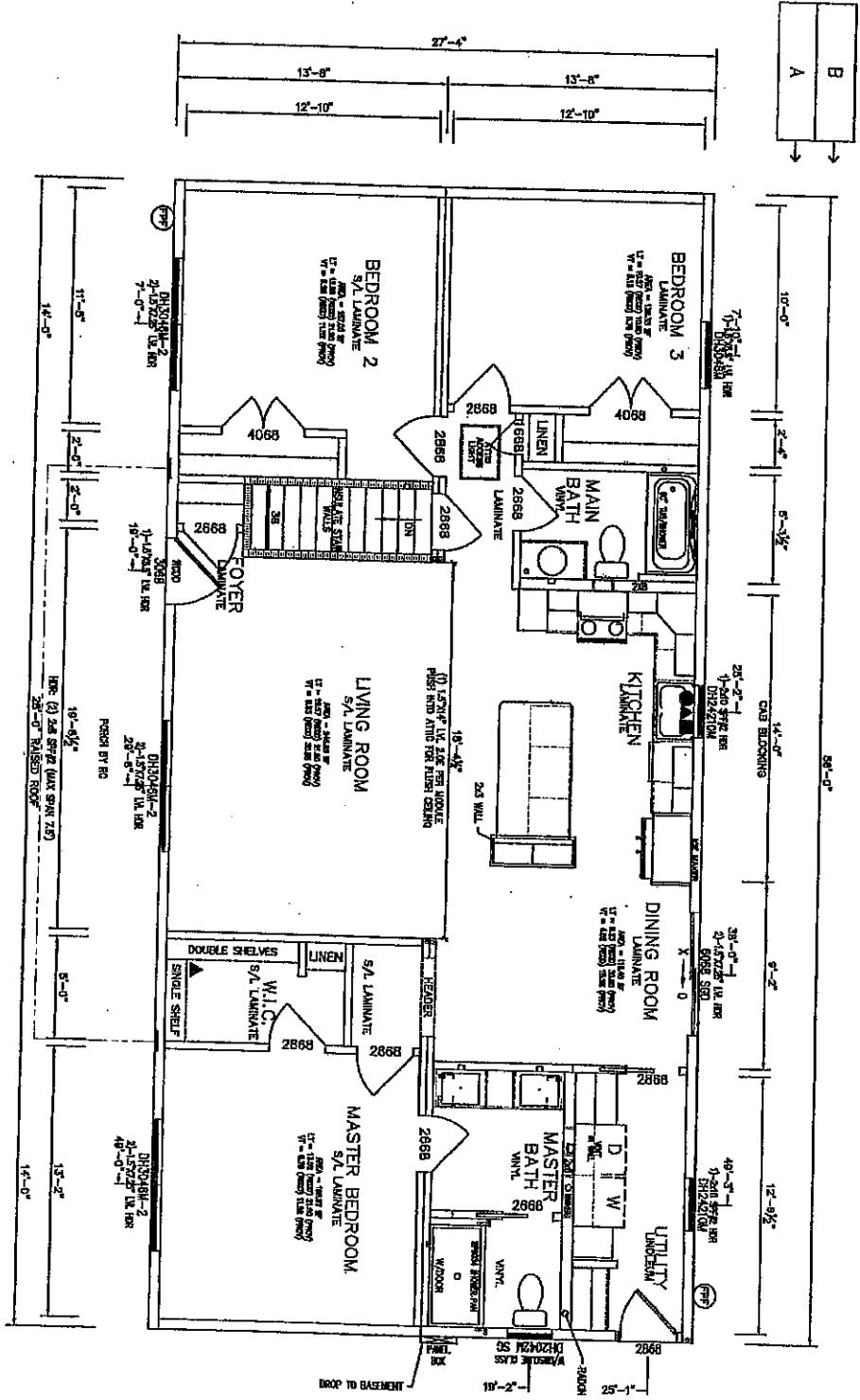


RITZ-CRAFT CORPORATION

15 REDOUBT PARK ROAD
 MILLERSBURG, PA 17344
 (717) 338-2200

CS

DOUBLE HING WINDOWS
LM IS 20E W/ Fp=3100 PSI



APPROVED BY
NS INC
S/2/2018
Approval of this document is given on the condition that the client agrees to indemnify and hold the architect harmless from all claims, damages, and expenses, including reasonable attorney's fees, arising out of or from the use of this document.

- : NH INSIGNIA
- ▲ : NTA-F2
- : DATA SHEET

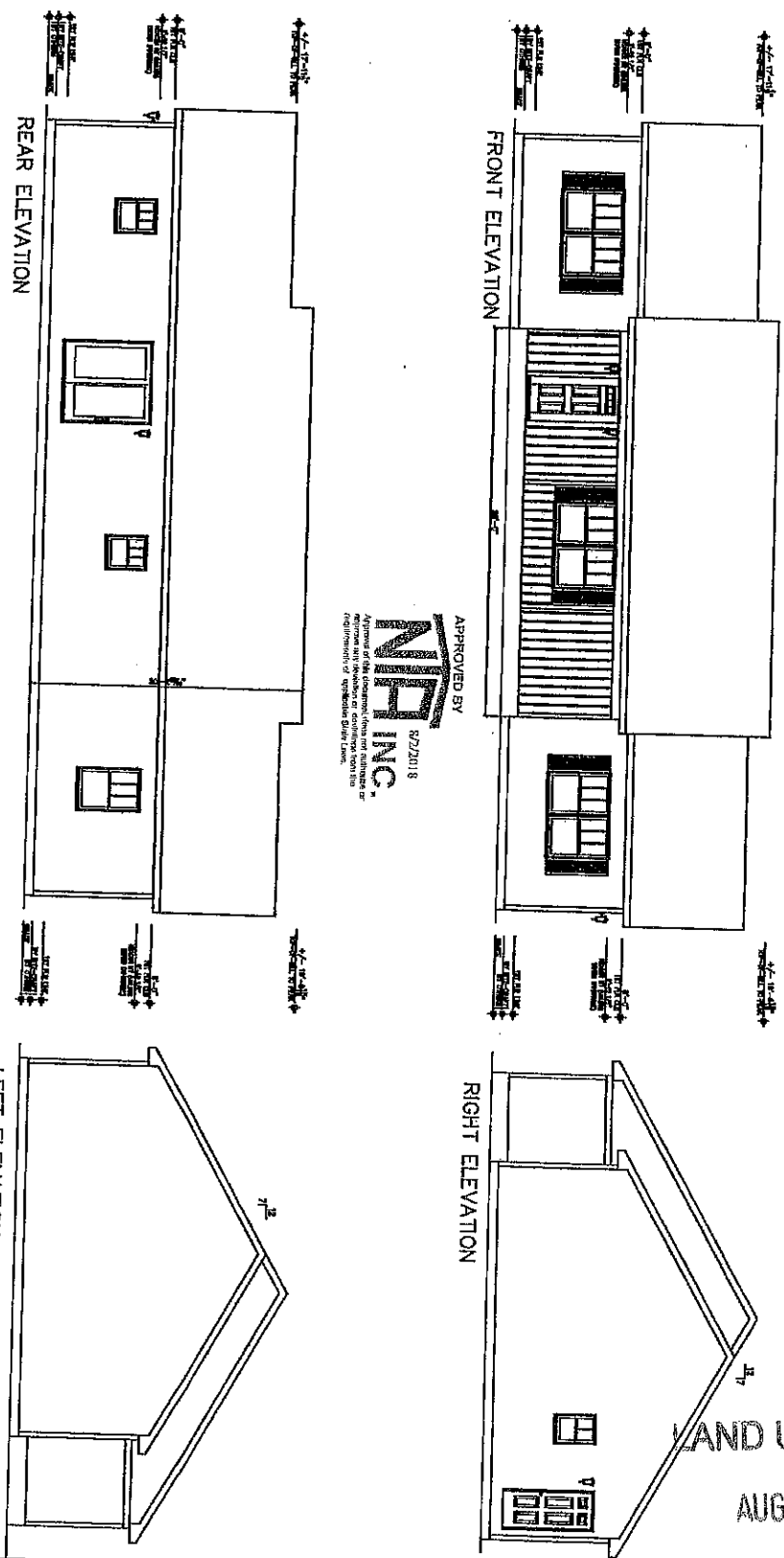
CHANGES	NO.	DATE	BY
FOUNDATION	1	10/10	NS
FOUNDATION	2	11/14	NS
FOUNDATION	3	11/14	NS
FOUNDATION	4	11/14	NS
FOUNDATION	5	11/14	NS
FOUNDATION	6	11/14	NS
FOUNDATION	7	11/14	NS
FOUNDATION	8	11/14	NS
FOUNDATION	9	11/14	NS
FOUNDATION	10	11/14	NS

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RITZ-CRAFT CORPORATION <small>CONSTRUCTION MANAGEMENT SERVICES</small>		CO#: 2443418 R#:
DATE: DISCRESSION: BY: OTHERS: COMPANY: RAB DTG/11/18: SUB-BET: RAB	CUSTOMER: NEWSTYLE HOMES ARCHITECT: CORMIER ADDRESS: BARRINGTON, NH MODEL: ZACH JOHN TITLE: VP	PROJECT: 1ST FLOOR PLAN SHEET: 3/18 OF 1/17 Fp1



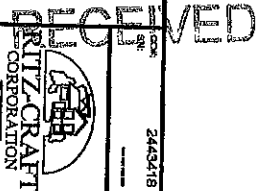
APPROVED BY
NFI INC.
 8/22/18
 Approval of the contractor/owner not substitute for
 approval of the building department or other authority or
 requirement of applicable state laws.

- NOTES
1. READERS SHOULD BE AWARE THAT ALL DIMENSIONS ARE CALIBRATIONS PERTAINING TO THE DEALER, BUILDER, CUSTOMER, OR OWNER.
 2. ALL EXTERIOR LIGHTS ARE FACTORY SUPPLIED AND FIELD INSTALLED.
 3. HINGE ROOF SYSTEMS REQUIRING FIELD COMPLETION.
 4. DOOR AND WINDOW UNITS AND STOPS ARE SHIPPED AND INSTALLED ON SITE BY OTHERS.
 5. SPRING FOR THE GATE ENDS AND SECOND FLOOR OF 2-STORY IS SHIPPED LOOSE FOR FIELD INSTALLATION.

6. HANDRAILS STOPS, DOWNSPROUTS AND BUTTERS ARE FURNISHED AND INSTALLED BY OTHERS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
7. TERMINATION HEIGHT OF METAL CHIMNEYS WILL BE A MINIMUM OF 3'-0" ABOVE THE HIGHEST POINT WHERE THEY PASS THRU THE ROOF AND A MINIMUM OF 2'-0" HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10 FEET OF THE CHIMNEY. THIS SHALL BE INSTALLED BY OTHERS ON SITE.
8. THE BUILDER'S RESPONSIBILITY TO ENSURE ALL WORK DONE ON-SITE BY THE CHIMNEY SHALL BE INSTALLED BY OTHERS ON SITE.
9. THE CHIMNEY SHALL BE INSTALLED BY OTHERS ON SITE.
10. THE CHIMNEY SHALL BE INSTALLED BY OTHERS ON SITE.
11. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND REGULATORY OR RESIDENT AGENCIES IS TO DO IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS.
12. THE OWNER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND REGULATORY OR RESIDENT AGENCIES IS TO DO IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS.

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DATE	DESCRIPTION	BY
07/31/18	CONTRM	RAJ
07/31/18	REVISION	RAJ
PROJECT INFORMATION		
BUILDER	NEWSTYLE HOMES	
CUSTOMER	CORMIER	
ADDRESS	BARRINGTON, NH	
MODEL	ZACH JOHN	
TITLE	ELEVATIONS	
SCALE	1/8" = 1'-0"	
SHEET	ELV1	

OWNER INFORMATION

CORMIER RUDY R
 FINNEGAN PATRICIA R
 544 PORTLAND ST
 ROCHESTER, NH 03867

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
04/19/2018	4561	658	U V 38		CORMIER RUDO & EVELYN

PICTURE

LISTING HISTORY

05/12/16 CWCR
 06/25/14 MWRR
 01/04/12 RERL

NOTES

OLD MAP & LOT #: 009-0037-0000/LAND-ACCESS SITE OFF BROOKS ROAD (F/K/A 126 TOWN FARM RD) 2016- ROW ON MAP, APPEARS VACANT WOODDED ABUTTS ISINGLASS RIVER 2018-INVLSALFAM

EXTRA FEATURES VALUATION

Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes

MUNICIPAL SOFTWARE BY ANUAR

BARRINGTON ASSESSING OFFICE

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PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2016	\$0	\$0	\$1,781
			Parcel Total: \$1,781
2017	\$0	\$0	\$1,801
			Parcel Total: \$1,801
2018	\$0	\$0	\$1,801
			Parcel Total: \$1,801

LAND VALUATION

Zone:	RURAL	Minimum Acreage:	2.00	Minimum Frontage:	200	Site:		Driveway:		Road:	DIRT			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
UNMNGD HARDWD	2,000 ac	75,000	C	85	100	95	100		100	60,600	100	N	126	
UNMNGD HARDWD	14,000 ac	x 2,000	X	90					100	25,200	100	N	882	
UNMNGD PINE	5,000 ac	x 2,000	X	90					100	9,000	100	N	775	
WETLANDS	1,000 ac	x 2,000	X	90					100	1,800	100	N	18	
	22,000 ac									96,600			1,801	



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



August 06, 2018

RUDY CORMIER
544 PORTLAND ST
ROCHESTER NH 03839

RE: File # 2018-02014
Subject Property: Barrington Tax Map/Lot # 211/2

Dear Mr. Cormier:

Attached please find Wetlands Permit # 2018-02014 to dredge and fill 2,900 square feet of palustrine forested wetland to install two 12-inch by 35 foot culverts and one 15 inch by 35 foot culvert for driveway access to a single-family residential building lot.

The decision to approve this application was based on the following findings:

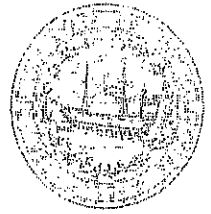
1. This is a Minimum Impact Project per Administrative Rule Env-Wt 303.04(z), as it involves impacting less than 3,000 square feet of forested wetland to allow vehicular access to a single family building lot.
2. The applicant has provided evidence which demonstrates that this proposal is the alternative with the least adverse impact to areas and environments under the department's jurisdiction per Env-Wt 302.03.
3. In correspondence dated August 06, 2018, the applicant's agent cited specific concerns related to the turn radius of the proposed driveway from Brooks Road, plus winter snow and ice management, to justify the proposed location and alignment of the driveway.
4. One alternative existed, which may have had a less direct wetland impact, though would have resulted in the need to clear a broader (currently) forested buffer area to achieve a safe turning radius and may have necessitated greater sand/salt application during winter months for safe access.
5. The project is located within the quarter mile corridor of the designated Islinglass River.
6. In correspondence dated July 26, 2018, the Islinglass River Local Advisory Committee reported no objection to the project, as proposed.
7. In correspondence dated July 09, 2018, received by NHDES on July 18, 2018, the Barrington Conservation Commission reported no objection to the project, as proposed.
8. No comments of concern have been received by DES from abutters or local governing organizations.
9. The Natural Heritage Bureau (NHB) report submitted with the application package (NHB18-1947) cited two species that could potentially be impacted by this project: Blanding's Turtle (*Emydoidea blandingii*; state-endangered) and Spotted Turtle (*Clemmys guttata*; state-threatened).
10. Subsequent recommendations from the New Hampshire Fish and Game Department (NHFG), dated July 25, 2018, were incorporated in project plan details and permit conditions. Wildlife-friendly materials will be utilized by the contractor.
11. The applicant has demonstrated by plan and example that each factor listed in Env-Wt 302.04(b) Requirements of Application Evaluation, has been considered in the design of the project.

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The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



NOTICE TO RECIPIENTS OF
MINIMUM IMPACT NH WETLANDS PERMITS

Your permit was approved by the New Hampshire Wetlands Bureau as a minimum impact project, and your project is automatically approved under the Army Corp's New Hampshire Programmatic General Permit.

For the purpose of the NH PGP, Minimum Impact Projects do not include new construction of:

- Dams;
- Dikes;
- Water withdrawal or diversion projects which require fill in wetlands or surface waters;
- Wetlands restoration projects, or any projects which involve work in other than low flow conditions (July 1 – September 30);
- Any projects involving more than 3,000 square feet of a water body or wetland fill and secondary impacts.

Also, not included under Minimum Impact Projects are those projects that include the reconstruction or replacement of currently unserviceable structures/fills. The projects must be reviewed through the screening procedures of minor impact projects. The activities in section 10 waters not regulated by the Wetlands Bureau formerly authorized under the Nationwide Permit Program and listed in Appendix A of this document are designated non-reporting activities.

These approvals do not relieve you from obtaining any necessary local permits that may be required by your town.

If you have any questions, feel free to give us a call at 603-271-2147.

This notice was sent with minimum impact permit.

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The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

=====

WETLANDS AND NON-SITE SPECIFIC PERMIT 2018-02014

NOTE CONDITIONS

PERMITTEE: RUDY CORMIER
544 PORTLAND ST
ROCHESTER NH 03839

PROJECT LOCATION: BROOKS RD, BARRINGTON
TAX MAP #211, LOT #2

WATERBODY: UNNAMED WETLAND

APPROVAL DATE: AUGUST 06, 2018

EXPIRATION DATE: AUGUST 06, 2023

=====

Based upon review of the above referenced application, in accordance with RSA 482-A and RSA 485-A:17, a Wetlands Permit and Non-Site Specific Permit was issued by the New Hampshire Department of Environmental Services (NHDES). This permit shall not be considered valid unless signed as specified below.

PERMIT DESCRIPTION: Dredge and fill 2,900 square feet of palustrine forested wetland to install two 12-inch by 35 foot culverts and one 15 inch by 35 foot culvert for driveway access to a single-family residential building lot.

THIS APPROVAL IS SUBJECT TO THE FOLLOWING PROJECT SPECIFIC CONDITIONS:

1. All work shall be in accordance with plans by Norway Plains Associates, Inc., dated July 2018 and revised through August 01, 2018, last received by the NH Department of Environmental Services (DES) on August 01, 2018.
2. Any further alteration of areas on this property that are subject to RSA 482-A jurisdiction will require a new application and further permitting.
3. All activities conducted in association with the completion of this project shall be conducted in a manner that complies with applicable criteria of New Hampshire Code of Administrative Rules Chapter Env-Wq 1400 and RSA 483-B, the Shoreland Water Quality Protection Act, during and after construction.
4. No person undertaking any activity shall cause or contribute to any violations of the surface water quality standards in RSA 485-A and New Hampshire Administrative Rule Env-Wq 1700.
5. Work shall be done during low flow and in the dry only.
6. Prior to construction, all wetland and surface water boundaries adjacent to construction areas shall be clearly marked to prevent unintentional encroachment on adjacent wetlands and surface waters.
7. Prior to the start of construction, all on-site personnel shall be made aware of the potential to encounter protected turtles along roadside edges, especially during the turtle nesting season which extends from May 15 through the end of June.
8. If turtles are found laying eggs in a work area, or other rare and endangered wildlife species are encountered, the encounter shall be documented and NHFG Nongame and Endangered Wildlife Program shall be immediately contacted via Kim Tuttle at 603-271-6544 (kim.tuttle@wildlife.nh.gov) or Mike Marchand at 603-271-3016 (michael.marchand@wildlife.nh.gov).
9. The permittee/permittee's contractor shall use only biodegradable, wildlife-friendly, erosion control netting not to include materials comprised of welded plastic.
10. No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant, which includes all of their cultivars and varieties listed in Table 3800.1 of the New Hampshire prohibited invasive species list (Agr 3802.01).

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