

Project Application

Land Use Department

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

Case Number: 234-25, 31, 31-4-GR-18-Design Review Project Name: Meetinghouse Woods Date 7-16-18
Staff Signature required PRIOR to submittal

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

FORMAL APPLICATION:

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

Project Name: _____ Area (Acres or S.F) 51.5 Ac
 Project Address: Meetinghouse Road
 Current Zoning District(s): Village District Map(s) 234 Lot(s) 25, 31, 31-4
 Request: General Residential & Conservation District

The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.
 All contacts for this project will be made through the Applicant listed below.

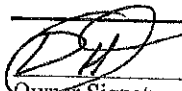
Owner: Michael & Lisa McMahon & Donetta Haley
 Company _____
 Phone: 553-3929 & 591-7801 Fax: _____ E-mail: _____
 Address: 139 Stage Road Hampstead, NH 03825 & P.O. Box 367 Barrington, NH 03825

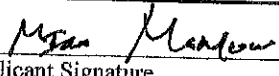
Applicant (Contact): Same
 Company _____
 Phone: _____ Fax: _____ E-mail: _____
 Address: _____

Developer: Same
 Company _____
 Phone: _____ Fax: _____ E-mail: _____
 Address: _____

Architect: _____
 Company _____
 Phone: _____ Fax: _____ E-mail: _____
 Address: _____

Engineer: Christopher Berry
 Company Berry surveying & Engineering
 Phone: 603-332-2863 Fax: _____ E-mail: crberry@metrocast.net
 Address: 335 Second Crown Point Road

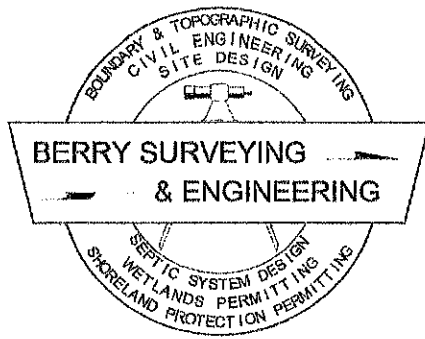

 Owner Signature _____
 Staff Signature Barbara Irvine


 Applicant Signature _____
 Date 7-10-18

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JUL 17 2018

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BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

July 17, 2018

Barrington Planning Board
Attention: Marcia Gasses
PO Box 660
333 Calef Highway
Barrington, NH 03825

Ms. Gasses, Mr. Chairman, Members of the Barrington Planning Board,

On behalf of Mike and Lisa McMahon, Berry Surveying & Engineering (BS&E) is submitting for your review a design review set of plans for a 24 Lot Conservation Subdivision on Tax Map 234, Lots 25, 31 & 31-4. Lots 31 & 31-4 are currently owned by Donetta Haley.

This parcel has frontage on NH Route 9, Oakhill Road and also has frontage on the Class VI Meetinghouse Road. The applicants have a current application before the Barrington Zoning Board to reduce the required front buffer of the project along Meetinghouse Road from 100' to a 25' setback. The ordinance is geared towards having applicants install an internal roadway system which doesn't have residential development within 100' of the town road which the project is accessed from. Thus allowing for the likely natural buffer that exists along that roadway to remain. In this case however, Meetinghouse Road is being used as the "internal road" and the applicants would like to keep the 100' buffer from Oak Hill Road where practical but maintain the otherwise required 25' front setback to Meetinghouse Road.

The applicants have developed a yield plan. There are 23 lots on the yield plan with one of the lots being a duplex lot. For the purposes of this design review, there are 24 lots shown on the Conservation Subdivision Plan whereas the duplex was counted as two lots. After a discussion with the Planning Staff this lot on the yield plan may need to be reconfigured to achieve the 24th lot.

We have spoken with the board and Planning Staff in the past about connectivity with Smoke Street. At this time with the current yield, the applicants are willing to re-build Meetinghouse Road to the end of where the frontage would be required for the last lot in the subdivision. Understanding that it does not make sense to place a turnaround at this location, the applicants are willing to install a passable roadway from the end of the project to Smoke Street which would include drainage improvements that might be required. Though the need for access and safety is understood, the applicants are also trying to limit the amount of additional traffic between Smoke Street and Oakhill Road. If the Planning Board and staff insist on a full reconstruction of the entire length of Meeting House, the applicants will need to look at a more intense use of Tax Map 234, Lot 25 to offset the additional expense of the Meetinghouse construction.

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Request for Design Review
Oakhill, Meetinghouse, Smoke Street and NH Route 9

July 17, 2018
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The design review is posed so that we may go back to the Barrington Zoning Board with the input from the planning board on the current request of the removal of the 100' buffer on Meetinghouse Road while using the Conservation Subdivision. If the parcel were developed in a conventional form the required front setback would be 40' which is not required to be a buffer. By allowing the reduction, redundant infrastructure is avoided and ample areas of open space are created in key areas of the two parcels.

We would like to discuss openly the requirements for Meetinghouse Road so that we may start the design process. Once the design process has completed we would like permission from the board to send the plans for third party review ahead of the full application process in hopes that by the first public hearing we will have comments that could be addressed at that time.

Whereas this is a design review, the checklist otherwise required for a full application was not provided.

Please let us know if you have further questions we look forward to advancing this project with both the Barrington Planning Board and the Barrington Zoning Board.

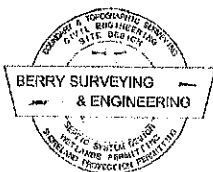
BERRY SURVEYING & ENGINEERING


Christopher R. Berry – Project Manager
Principal, President

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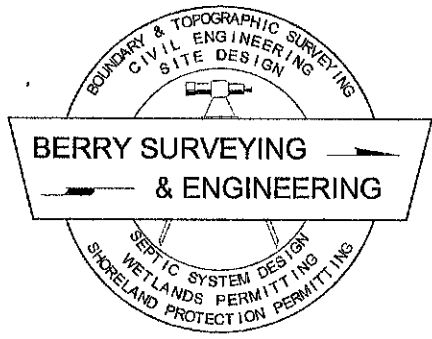


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335 Second Crown Pt. Rd., Barrington, NH 03825

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July 13, 2018

Abutters List

Owner of Record

Tax Map 234, Lot 25

Michael H & Lisa M McMahon
139 Stage Rd
Hampstead, NH 03841
Book 4467, Page 985

ABUTTERS

Tax Map 234, Lots 21

Patrick & Gail Lavoie
134 Smoke St
Barrington, NH 03825

Tax Map 234, Lot 23

Public Service CO of NH
PO Box 270
Hartford, CT 06141
Book 3853, Page 530

Tax Map 234, Lot 24

Joan Huber
14 Smoke St
Barrington, NH 03825

Tax Map 234, Lot 26

BR Peterson Realty LLC
747 Portsmouth Ave
Greenland, NH 03840
Book 4198, Page 878

Tax Map 234, Lot 27

Joshua & Lisa Bouchard
761 Franklin Pierce Hwy
Barrington, NH 03825
Book 3309, Page 373

Tax Map 234, Lot 28

Thomas E Kent
757 Franklin Pierce Hwy
Barrington, NH 03825
Book 4482, Page 315

Tax Map 234, Lot 30

Roman Catholic Bishop
153 Ash St
Manchester, NH 03104

Tax Map 234, Lot 31-2

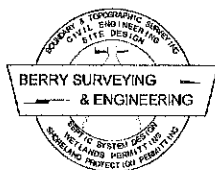
Mark A & Susan P Adams Tst
86 Winnicut Rd
Stratham, NH 03885
Book 4553, Page 325

Tax Map 234, Lot 31-3

Thomas M & Lori McDole
65 Surf Ln
Rye, NH 03870
Book 4557, Page 098

Tax Map 234, Lots 31, 31-4, 32

Donetta Haley
PO Box 367
Barrington, NH 03825
Book 426, Page 685
Book 4536, Page 847
Book 4456, Page 576



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Tax Map 234, Lot 39

P&S McNeil Fam Rev Tr
Paul J & Suzanne W McNeil
82 Muchado Dr
Barrington, NH 03825
Book 4176, Page 459

Tax Map 234, Lot 67

Noreen M Estes
40 Oak Hill Rd
Barrington, NH 03825
Book 4014, Page 070

Tax Map 234, Lot 81

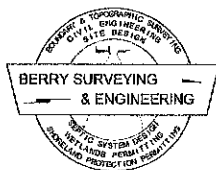
Barrington Congregational Church
712 Franklin Pierce Hwy
Barrington, NH 03825

Tax Map 234, Lot 82

William F & Robin Labossiere
Kelly A Marinel
738 Franklin Pierce Hwy
Barrington, NH 03825
Book 3995, Page 977

Tax Map 234, Lot 83

Gerald J & Priscilla Pinzari Trs
Fam Rev Tr
746 Franklin Pierce Hwy
Barrington, NH 03825
Book 4327, Page 815



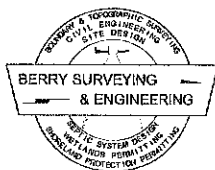
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Professionals

Kenneth A. Berry PE LLS
Christopher R. Berry, Project Manager
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

Cindy Balcius, CWS, CSS
Stoney Ridge Environmental LLC
229 Prospect Mountain Rd
Alton, NH 03809



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