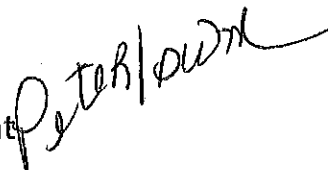


MEMO

TO: The Board of Selectmen

FROM: Peter Cook, Road Agent



RE: Building Permit – J. Mathew Hynes

Small Road – A private road
Map 107 Lot 0003

DATE: April 16, 2018

I have inspected the above captioned private road. The first part of Small Road is tar. There are a lot of potholes that need to be repaired either with cold patch or hot patch. The dirt section of road has a good solid base but it needs to be graded. I would ask that the property owner join the road association to help with future maintenance.

PCC:swm

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

NOW COME J MATTHEW HYNES
(Hereinafter referred to jointly or severally as "owner") with a residential address of
102 WATERHILL ST LYNN MA 01905, 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:

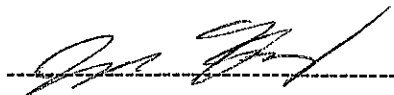
WHEREAS, owner owns certain real property (Tax Map 107, Lot 3 Plot) which abuts
SMALL Road, conveyed to said owner by a Deed recorded at
Book 1591 Page 0719 at the Strafford County Registry of Deeds: and

WHEREAS, the relevant portion of said SMALL 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;

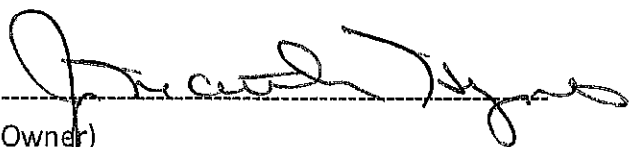
NOW THEREFORE, the town and owner on behalf of themselves, their heirs, legal
representatives, successors and assigns, covenant and agree as follows:

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 SMALL 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 SMALL 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.

IN WITNESS WHEREOF the parties have hereunder set their hands this 19 day of April, 2018



Witness:



(Owner)

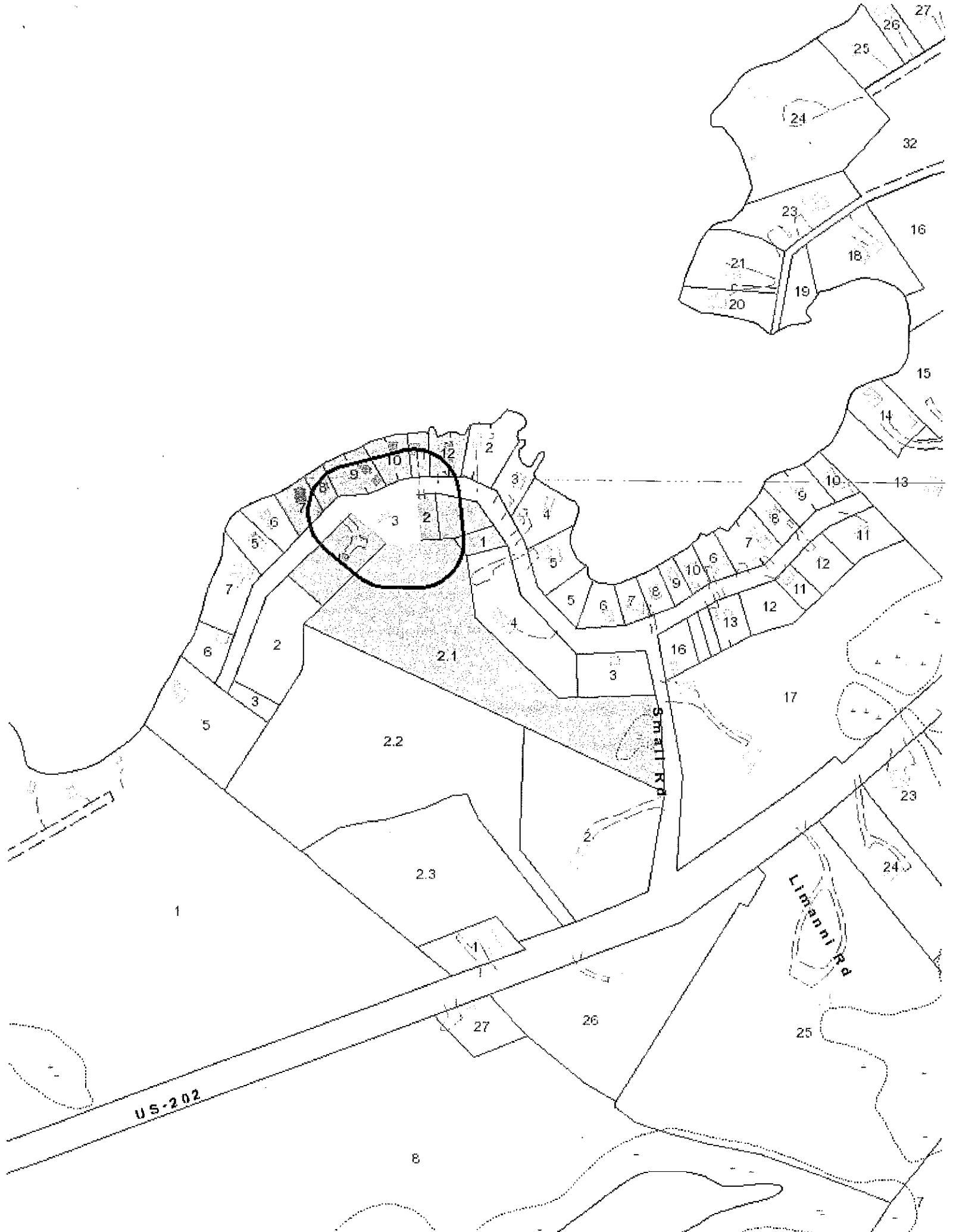
Witness:

(Owner)

TOWN OF _____

Witness:

By:-----
Selectman, Chairman or Vice Chairman





Major Building Permit Application

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

Issue Date: 4-19-18
 Permit #:
 (This area for office use only)

Map # 107
 Lot # 3
 Block # _____
 Zoning _____

Location of Construction (Address): Small Rd.
 Property Owner: J Matthew HYNES Home Phone: _____
 Mailing Address: 62 Waterhill St Cell Phone: 339-927-0035
 City: LYNN State: MA Zip Code: 01905 Daytime Phone: 781-983-9052
 Email Address: JHYNES5@VENZON.NET

Contractor: J HYNES Phone: _____
 Mailing Address: 62 Waterhill St Cell #: 781-983-9052
 City: LYNN State: MA Zip Code: 01905
 Email Address: JMHYNES@TRINITYBCM.COM

Cost of Construction: _____ Building Inspectors Estimated Cost of Construction: _____
 Permit Fee: _____ 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: INSTALL FOUNDATION + NEW 2 STORY SINGLE FAMILY DWELLING WOOD FRAMED POURED FOUNDATION VYLL SLOD ASPHALT ROOF
 Proposed Use: OWNER OCCUPIED

Property & Setback Information		
Setbacks from Lot Line to Construction:	Subsurface Disposal Information:	Total Square Footage of Proposed Building: <u>2160 All floors</u>
Front: <u>20.9</u> Right: <u>23.0</u>	Septic System Design Approval Number: _____	Site Located In "Special Flood Hazard Area": Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Rear: <u>32.2</u> Left: <u>34.1</u>		Site Located In Shoreland Protection Zone: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Lot Size: <u>100' x 100'</u> <u>1.21 ACRES</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"/>

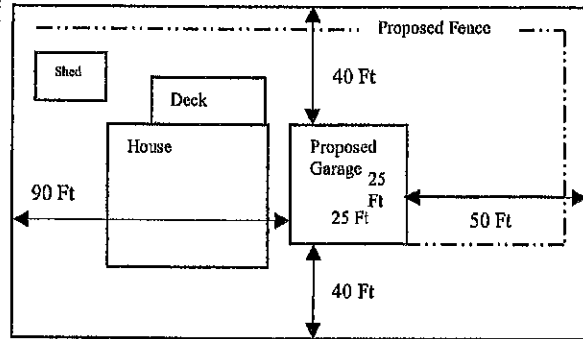
Applicant Signature: _____ Date: _____

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:



Applicant Signature: _____

Date: _____

4/19/18

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 checked="" type="checkbox"/>	N.H. Approved Septic Design <input type="checkbox"/>
Approved Shoreland Protection Permit From NH-DES [If Applicable] <input checked="" 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: _____

4/19/18

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: [Signature]

*** 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: [Signature]

*** 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: [Signature] Date: 4/19/18

Contractor Signature _____ Date: _____

*** DO NOT WRITE IN THIS SPACE ***

Paid By: _____ CASH CHECK # _____

Received By: _____ Date: _____

PERMIT # _____

THIS PERMIT IS ISSUED with the following conditions: DENIED for the following reason(s):

Approved By: _____ Date: _____

THIS IS NOT A BOUNDARY SURVEY

ZONE :
GENERAL DISTRICT

CERTIFIED PLOT LOCATION

LAND OF

J.M. HYNES

SMALL ROAD

BARRINGTON, N.H.

TAX MAP 107, LOT 3

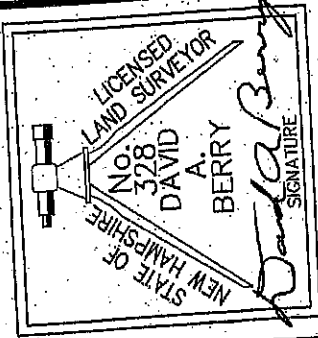
BERRY SURVEYING & ENGINEERING

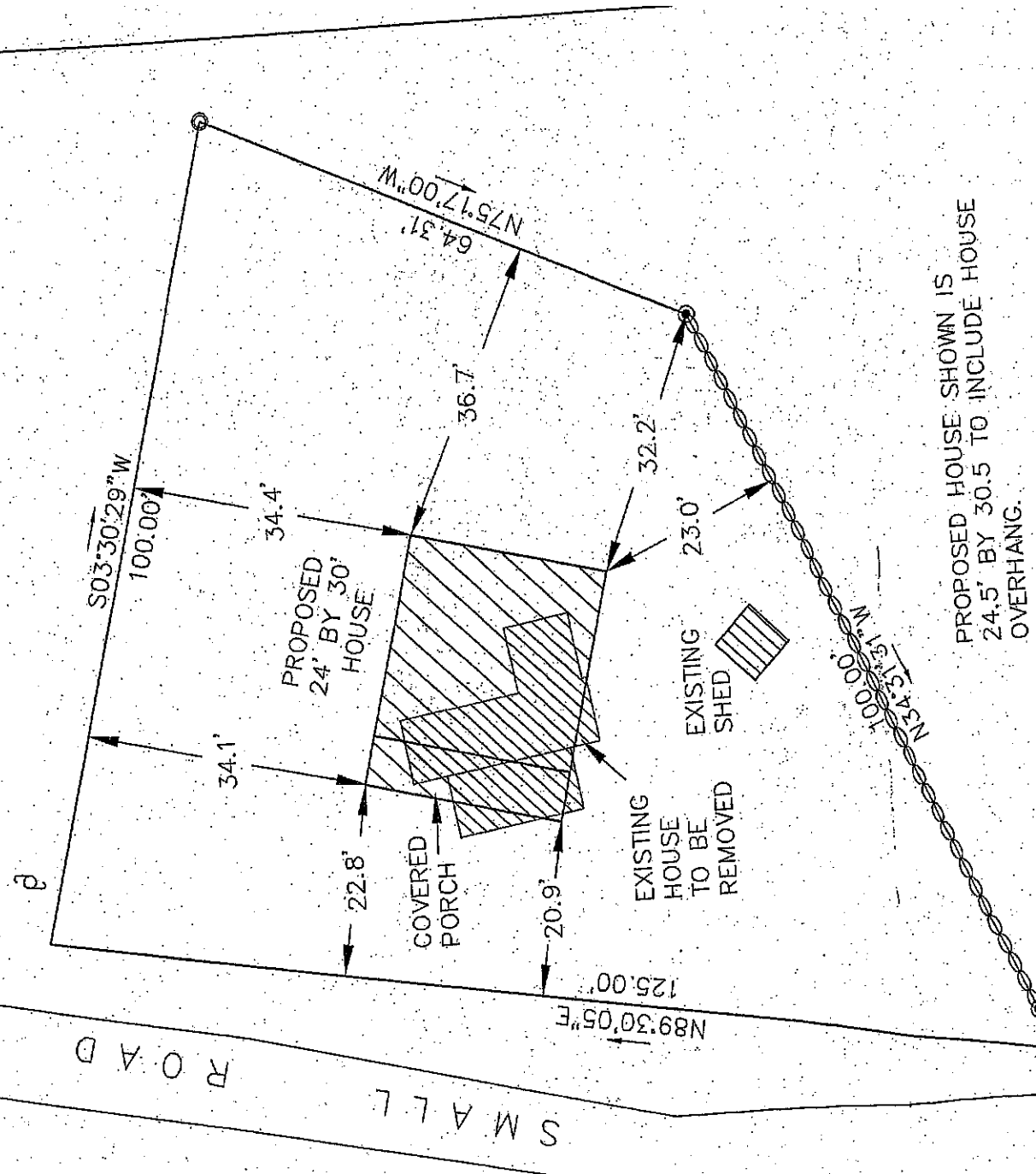
148 SECOND CROWN POINT RD.
ROCHESTER, N.H. 332-286

SCALE : 1 IN. EQUALS 20 FT.

DATE : AUGUST 29, 2006

FILE NO. : 2005-214





S M A L L
R O A D

PROPOSED HOUSE SHOWN IS
24.5' BY 30.5 TO INCLUDE HOUSE
OVERHANG.

OWNER INFORMATION SALES HISTORY PICTURE

HYNES J MATTHEW
62 WATERHILL ST
LYNN, MA 01905

Date	Book	Page	Type	Price	Grantor
10/20/2003	2926	684	U V 82		TOWN OF BARRINGTON
12/27/1991	1591	719	U V 82		HYNES THOMAS N
07/15/1986	1242	223	U V 82		STEVENSON DOUGLAS M

NOTES
 OLD MAP & LOT #: 006-0022-000B-0001;2006 ABATEMENT;2008 PICK UP;GRANTED: LAND TABLE FOR NEIGH #2 WAS FLAWED. CORRECTION MADE;2 BEDROOM DWELLING UNIT / NC 1/31/08 S.M.FOR THIS ABATEMENT;2009 PICK UP: 09' NC '11 CLEARED LOT, OLD CAMPER ON LOT; 2014 TT GETS POWER BY EXTENSION CORD @POLE. SEWAGE PIPE NOT HOOKED UP.

LISTING HISTORY

06/11/14	BHTM
06/10/14	MWRM
01/06/11	EBRL
03/03/09	JDP U

EXTRA FEATURES/EVALUATION
 Feature Type Units Length x Width Size Adj Rate Cond Market Value Notes

MUNICIPAL SOFTWARE BY AVIAR
BARRINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2016	\$ 0	\$ 0	\$ 46,100
		Parcel Total:	\$ 46,100
2017	\$ 0	\$ 0	\$ 46,100
		Parcel Total:	\$ 46,100
2018	\$ 0	\$ 0	\$ 46,100
		Parcel Total:	\$ 46,100

LAND VALUATION

Zone: AYERS LAKE 1-BACK Minimum Acreage: 0.25 Minimum Frontage: 100 Site: Driveway: Road: DIRT

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	0.200	57,142	C	85	100	95	100		100	46,100	0	N	46,100	
	0.200									46,100			46,100	