

To: The Select Board and Planning Board
From: The Highway Department
Date: April 15, 2019
Re: Building Permit 106 Small Road Tax Map 106 lot 003

On Monday April 15, 2019 I went out to inspect Small Road for a building permit. It is an existing House and driveway, so it will not add any additional traffic to the road. The dirt section of the road was wet and rough with several pot holes. The paved section at the beginning of the road has some potholes as well. If the Board approves this building permit, the home owners will be responsible to fix any damage to the road due to the construction traffic. It would be my recommendation that after the completion of the project the road gets graded from the start of the dirt portion of Small Road to the property at 106 Small Road. A load of gravel may need to be added to the rough spots. I would also recommend that the homeowners, if they are not yet members join their Road Association to help with the future repairs and maintenance of Small Road.

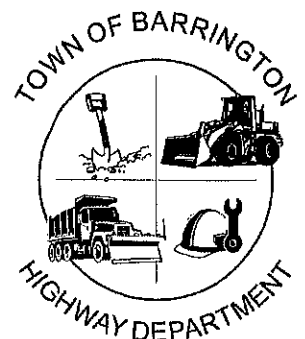
Respectfully,
Dana Drake

DD:eep

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APR 22 2019

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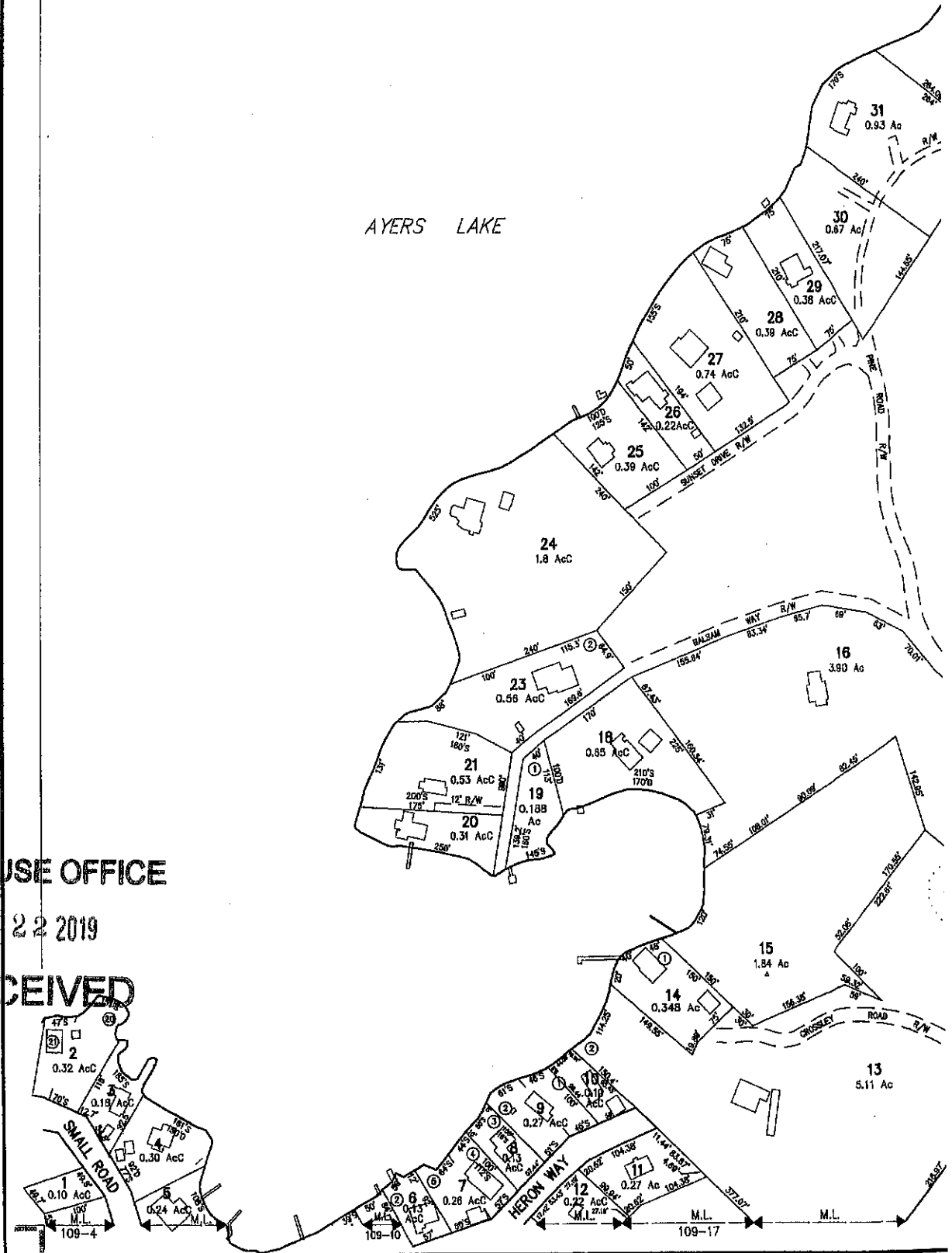


AYERS LAKE

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THIS MAP IS FOR ASSESSMENT AND PLANNING PURPOSES ONLY. IT IS NOT TO BE USED FOR DESCRIPTION, CONVEYANCE, OR DETERMINATION OF LEGAL TITLE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: APRIL 25, 2003 COMPLETION DATE: NOVEMBER 2003



11 PLEASANT STREET, LITTLETON, NH 03041
603.222.4540 - WWW.CAI-TECH.COM

AREA SURVEYED	Ac
AREA CALCULATED	AcC
RECORD DIMENSION	100'
SCALED DIMENSION	100'S
MATCH LINE	M.L.
WATER	



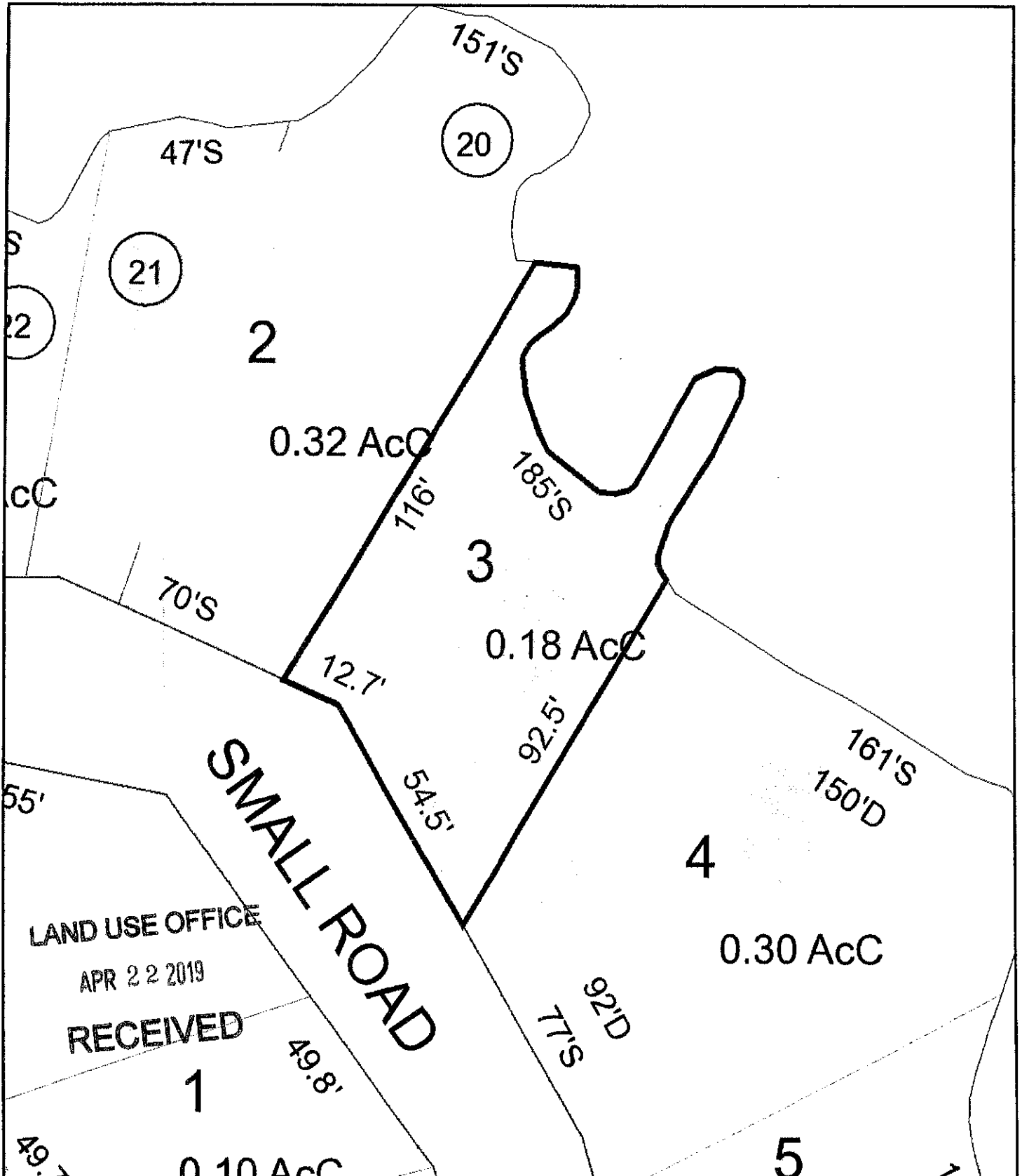
Barrington, NH

1 inch = 33 Feet



April 10, 2019

www.cai-tech.com



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The property data available on this site is updated periodically. The Town of Barrington makes no warranties with regard to its accuracy or completeness and assumes no liability associated with the use of this data.

MEMO

TO: Erin Paradis

FROM: Suzanne McNeil

Suzanne

RE: Marc & Cathie Lacasse and Patrick & Julie Lacasse
106 Small Road – Map 106 Lot 0003

DATE: April 10, 2019

The above captioned property owners have applied for a building permit to add a small addition to their property. I have attached a map of the property. Please inspect the road according to the Private Road Agreement in preparation for their public hearing.

:swm

Enc.

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OWNER INFORMATION

LACASSE MARC & CATHE 1/2 INT
 LACASSE PATRICK & JULIE 1/2 INT
 97 ROCHESTER HILL RD
 ROCHESTER, NH 03867

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
05/29/2018	4571	344	U 127	365,000	MACARTHUR ROBERT &
05/29/2018	4571	344	Q 1	365,000	MACARTHUR ROBERT &
10/16/2008	3686	935	U 199		MACARTHUR ROBERT &

LIENS HISTORY

05/12/15 CWC/M
 06/10/14 MWRR
 01/03/11 EBRM
 12/13/06 SMRM

NOTES

OLD MAP/LOT 006-0102-0000 PVT WTR/SPTC (FKA 20 SMALL RD) 2011-ADD PATIO, NICE BCH 5/2015-LEFT CARD, EXT VG FOR AGE, LEAVE EXC TIL INT INSP, FLTING DCK NY, PATIO EST IRR SHAPE, ADD STO AREA, SHED HAS NEW WINDS NEW RF AND ELEC 2018-INVLSALI/2INTSLDW/106-1

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EXTRAPOLATED VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED WOOD	198	18 x 11	141	10.50	80	2,345	
PATIO AREA	200	10 x 20	140	2.50	100	700	IRR SHAPE EST
						3,000	

MUNICIPAL SOFTWARE BY AVIAR

BARRINGTON ASSESSING OFFICE

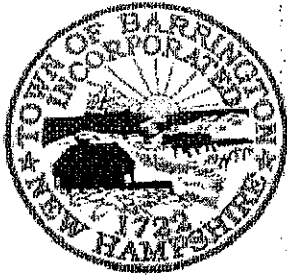
PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2019	\$ 106,800	\$ 3,000	\$ 167,100
			Parcel Total: \$ 276,900

LAND VALUATION

Site:	Minimum Acreage:	0.25	Minimum Frontage:	100	Site:	Driveway:	DIRT	Road:	DIRT					
and Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	0.180 ac	175,890	1	100	100	95	100		100	167,100	0	N	167,100	
											0.180 ac		167,100	

LAST REVALUATION 2014



Minor Building Permit Application

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

Issue Date: _____
Permit # _____
RECEIVED
This area for office use only
Map # _____
Lot # APR 09 2019
Block # _____
Zoning _____
TOWN OF BARRINGTON

Location of Construction (Address): 106 SMALL ROAD BARRINGTON NH 03825
Property Owner: MARC/CATHIE & PATRICK/JULIE Lacasse Home Phone: 603.332.0937
Mailing Address: 97 ROCHESTER HILL RD Cell Phone: 603.822.365.5585
City: ROCHESTER State: NH Zip Code: 03847 Daytime Phone: 207.841.2655
Email Address: Marc_lacasse@comcast.net

Contractor: SELF Phone: _____
Mailing Address: _____ Cell #: _____
City: _____ State: _____ Zip Code: _____
Email Address: _____

Cost of Construction: 48,000 Building Inspectors Estimated Cost of Construction: _____
Permit Fee: _____ Permit fee is based on \$7.50 per \$1,000.00 of Construction Cost (\$50.00 Minimum)

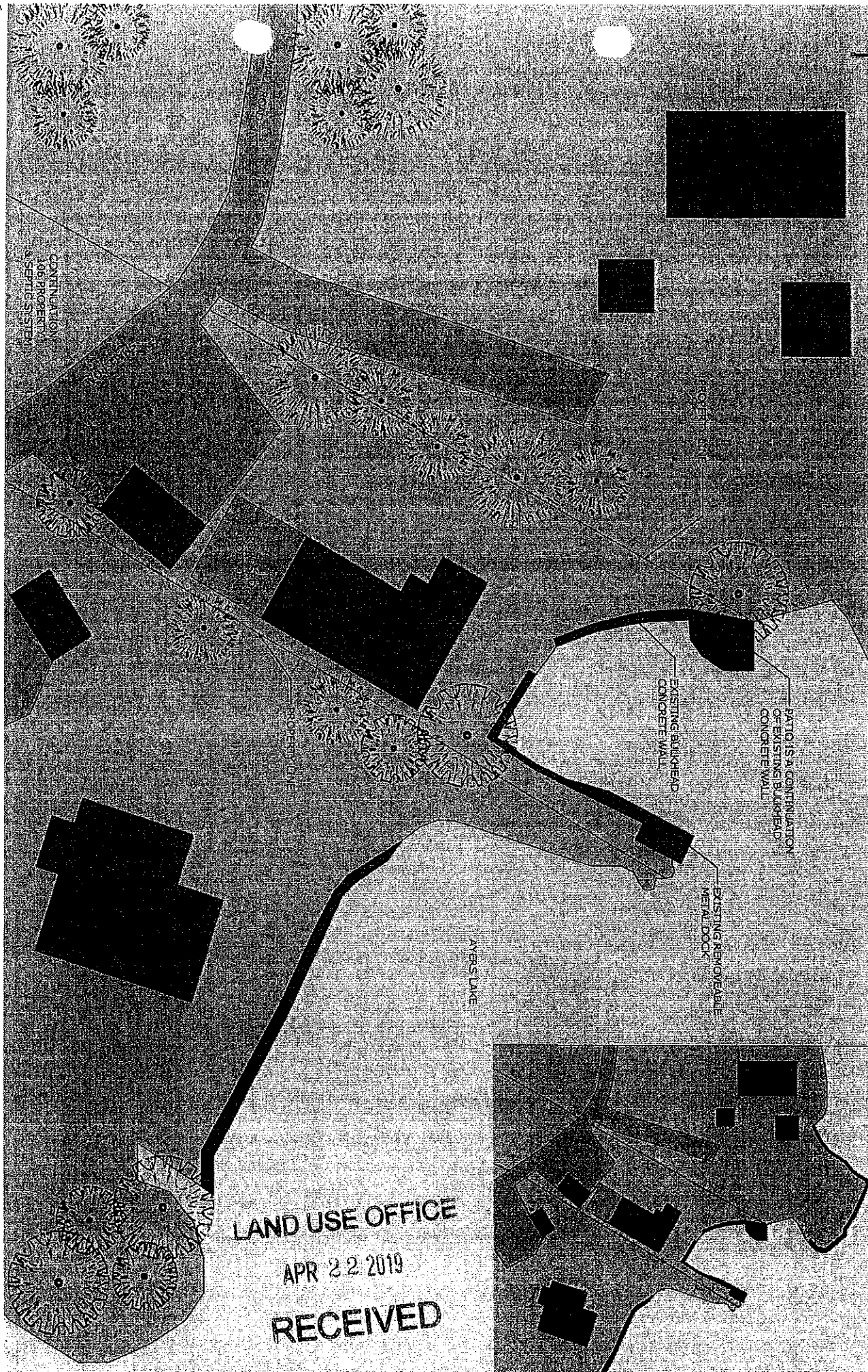
Primary Use of Property Is: Residential Commercial Mixed Use (both Res. & Com)
Proposed Construction is for: Deck Door Garage Exterior Renovations
(Please Check all that Apply) Enclose Deck/Porch Shed Siding Interior Renovations
 Pool / Hot Tub Roof Windows Residential Addition
 Other _____

Description of work to be performed: 16x18³ addition
Proposed Use: _____

Property & Setback Information			
Setbacks from Lot Line to Construction:		Subsurface Disposal Information: Septic System Design: More Than 20 Years Old Circle One: Yes No Unknown	Total Square Footage of Proposed Building:
Front:	Right:		Site Located In "Special Flood Hazard Area": Yes No
Rear:	Left:		Site Located In Shoreland Protection Zone: Yes No
Lot Size:		Shoreland Water Quality Protection Zone: Circle One: Yes No	Subdivision Approval # _____ Subdivision Name: _____

Applicant Signature: Marie R. Lacasse **LAND USE OFFICE** Date: 4.10.2019
APR 22 2019





CONTINUATION
196 PROBERT
SEPTIC SYSTEM

EXISTING DRIVE

EXISTING BULKHEAD
CONCRETE WALL

PATIO IS A CONTINUATION
OF EXISTING BULKHEAD
CONCRETE WALL

EXISTING REMOVABLE
METAL DOCK

AVERS LAKE

REFERENCE PLAN

1) SHEET A - SUBDIVISION OF CAMP LUS AVENUE, EMD, BARRINGTON, ILL. SEE SMALL REGISTER IN SCALE 1" = 50'. DATED MAY 4, 1928 BY ILL. JOHN R. CONNOR, SURVEYOR & FLOOR PLAN.



NOTES

- 1.) ZONING DISTRICT IS GENERAL RESIDENTIAL
- 2.) BUILDING SETBACK REQUIREMENTS:

FRONT	= 40 FEET
SIDE	= 50 FEET
REAR	= 50 FEET
- 3.) MAXIMUM BUILDING HEIGHT = 35 FEET
- 4.) MAXIMUM LOT COVERAGE = 40 PERCENT
- 5.) THE SUBJECT PARCEL IS LOCATED WITHIN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- 6.) THIS IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO SHOW THE LOCATION OF A PROPOSED BUILDING ADDITION ONLY.

PROJECT NO - 19-2209 FILE # W01GR220919-2209

APR 22 2013

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

NOW COME Marc + Cathie Lacasse & Patrick + Julie Lacasse
(Hereinafter referred to jointly or severally as "owner") with a residential address of
106 Small Road, 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 106, Lot 3 Plot) which abuts
106 Small Road, conveyed to said owner by a Deed recorded at
Book 4571, Page 2348 at the Strafford County Registry of Deeds: and

WHEREAS, the relevant portion of said 106 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 106 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 106 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 hereby agrees to stipulate and pass this Agreement at any transfer of this property.

LAND USE OFFICE

REVISOR APR 18 2018

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IN WITNESS WHEREOF the parties have hereunder set their hands this 4TH day of April, 2019

John Huckins
Print Name
Witness:

MARC R. LACASSE
Print Name
(Owner)

[Signature]
Signature
Witness:

[Signature]
Signature
(Owner)

John Huckins
Print Name
Witness:

Patrick Lacasse
Print Name
(Owner)

[Signature]
Signature
Witness:

[Signature]
Signature
(Owner)

TOWN OF BARRINGTON

Witness:

By: _____
Select person, Chair or Vice Chair

LAND USE OFFICE

APR 22 2019
REVISED 9/18/2018

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