

Project Application

Land Use Department

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

227-9-GR-19-SR
Case Number: _____

Project Name: Dan & Janet O'Lone Date 2/13/19

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 X
Conditional Use Permit X Sign Permit ___ Boundary Line Adjustment ___ Special Permit ___
Change of Use X Extension for Site Plan or Subdivision Completion ___
Amendment to Subdivision/Site Plan Approval ___ Other ___

Project Name: Dan & Janet O'Lone Area (Acres or S.F) 25.11

Project Address: 15 Parker Mountain Road

Current Zoning District(s): GR Map(s) 227 Lot(s) 9

Request: To allow a home-based business in a non-attached barn located on the premises.

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: Dan & Janet O'Lone

Company _____
Phone: 603-664-7919 Fax: _____ E-mail: _____
Address: 15 Parker Mountain Road, Barrington, NH 03825

Applicant (Contact): same

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

Developer: _____

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

Architect: _____

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

Engineer: _____

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

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Owner Signature
Barbara Irvine
Staff Signature

Applicant Signature
2/13/2019
Date

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TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME Dan & Janet O'Lone CASE FILE NUMBER 227-9-GR-19-SR

PROJECT LOCATION 15 Parker Mountain Road

DATE OF APPLICATION 2-12-19

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: GR Lot Area Size 25.11 acres

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 proposal is to allow a home-based business in a non-attached barn located on the premises. The barn will be renovated to accomodate a commercial kitchen which will support an off-site food truck business. The kitchen layout and construction will be inspected and permitted by the Town of Barrington Building Department and the New Hampshire Department of Health.

There will be 2-3 delivery trucks (box trucks) which will deliver approximately once every two weeks. The driveway is large enough to allow for turning around of these trucks and will not require the trucks to back in, or out, of the driveway. The proposed use for the business will result in one vehicle and trailer leaving the driveway at about 7:45 each morning and returning around 4:00 in the afternoon. There will be no other vehicular traffic resulting from the business.

The plumbing for the kitchen, which will be only gray water, will be tied into the existing septic system for the house, and will be reviewed and approved by the New Hampshire Department of Environmental Services.

Refuse generated from the kitchen will be stored outside in lockable containers in a small shed which is attached to the barn until they can be disposed of properly.

There is no parking needed, as there will be no drive-up business, no customers visiting the site, and no staff other than the owners.

The barn will not be visibly changed on the outside, with the exception of replacement windows and the vents for hot water heater and the oven. There will be no noticeable alterations to the color, structure, or historical appearance.

There is no proposed signage, either on the street or on the structure. This is intended to be a supporting and preparatory location to a business that will take place off-site.

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Revision Date 8/31/2011



FEES:	
Application \$150.00	Public Notice: 75.00 per submission
Abutters @ _____ X \$7.00 each= _____	Other _____
Total Received: \$ _____ Cash _____ Check# _____	
Date Received _____	

SECTION 3.4 CONDITIONAL USE PERMIT APPLICATION

TOWN OF BARRINGTON
PO Box 660; 333 Calef Highway
Barrington, New Hampshire 03825

A CONDITIONAL USE PERMIT (CUP) allows the Town of Barrington to permit uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a zoning district, but rather only through a CUP. A public hearing is required. A conditional use permit can provide flexibility within a zoning ordinance.

This application may not be used for those seeking a Special Permit for Construction in a Wetland Buffer pursuant to Section 9.6 of the town zoning ordinance. There is a separate application for a Special Permit in a Wetland Buffer, which is also available at the town Land Use office.

Is the proposed use related to a Site Plan or Subdivision Application? Yes No

Name of Project Dan & Janet O'Lone

Address of Property 15 Parker Mountain Road

Tax Map 227 Lot 9 Zoning District(s) GR Overlay _____ Total Area of Site 25.11 ac.

Name of Applicant/Agent Dan & Janet O'Lone

Mailing Address of Applicant/Agent 15 Parker Mountain Road

Telephone: 603-664-7919 Email: _____ Fax: _____

Name of Property Owner same

Mailing Address of Property Owner _____

Telephone: _____ Email: _____ Fax: _____

Letter of Authorization Provided _____

Signature of Owner _____

Deed Provided

Describe in detail all existing uses and structures on the subject property (You may attach a separate typed sheet):

The existing home is the Judge Hale Farm, located at the corner of Route 202 and Parker Mountain Road.

The existing home is a single family home, with an in-law apartment attached, a detached 2-car garage, a stand alone barn formerly used for hay storage and farm animals, and a couple other small sheds.

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Revised 7/24/2012

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Describe in detail all proposed uses, structures, construction, or modifications requiring a Conditional Use Permit:

The existing uses will remain the same, with the exception of the barn. The proposed use of the barn will be a commercial kitchen intended to be a home-based business supporting an off-site food truck business.

The CUP request is to allow for the business in a non-attached structure.

Describe in detail how the following conditions of the Town of Barrington Zoning Ordinance under Section 3.4 "Conditional Use Permits Issued by the Planning Board" have been satisfied by your proposal. (You may attach a separate sheet.)

1. The building, structure or use is specifically authorized under the terms of this Ordinance.
Home based businesses are allowed in the zone. A CUP is required to allow this business to take place in a structure which is not attached to the dwelling.
2. If completed, the development in its proposed location will comply with all requirements of this Ordinance, and with specific conditions or standards established in this Section for the particular building, structure or use.
The barn has been in existence for around 200 years and meets all zoning requirements. No changes to the structure's design or location are proposed, and therefore the ordinance will be complied with.
3. The building, structure or use will not materially endanger the public health or safety.
The building will remain the same on the outside. The public health and safety will not be endangered. The town building department and the NH Dept. of Health are inspecting all internal renovations.
4. The building, structure or use will not substantially de-value abutting property.
No changes to abutting property values will be realized as a result of this proposal. There will be no noticeable changes to the property or structure.
5. The building, structure or use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located.
The barn will continue to look the same as it has for years in color, structure design, and location. no changes to the outside of the building are proposed, other than window upgrades and vents.
6. The building, structure or use will not have a substantial adverse impact on highway or pedestrian safety.
The proposed use will result in approximately 3 delivery trucks which will deliver roughly every other week, and the van/trailer leaving once each morning and returning in the afternoon. there will be no impact to traffic or pedestrian safety.
7. The building, structure or use will not have a substantial adverse impact on the natural and environmental resources of the town.
There will be no impact to the resources of the town by this proposal. There will be no ground disturbance other than the new septic line from the barn to the septic tank.
8. Adequate public utilities, community facilities, and roadway capacity are available to the property to ensure that the proposed use will not necessitate excessive public expenditures in providing public services.
Power, water, and septic are already provided. No public expenditures are needed.
9. Where deemed necessary when considering an application for Conditional Use approval, the Planning Board may require that adequate visual buffers be established.
The barn is almost invisible from the road, given its placement behind the house and a large pine stand along Parker Mountain Road. Since there is no signage, no changes to the barn, and no parking lots, no visual buffers should be needed.

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Statement of Assurance and Agreement:

I hereby certify that to the best of my knowledge this submitted application information is true and correct. All proposed development will be in conformance with the information contained on the application and in the approved plan as well as the provisions of the Town of Barrington ordinances and regulations.

The Owner/Agent, by filing an application, hereby grants permission for members of the Board and staff to enter onto the subject property for the purposes of this review.

Applicant/Agent Signature



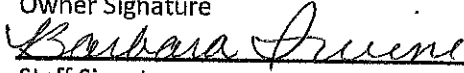
Date

2-12-19

Owner Signature

Date

Owner Signature



Date

2/13/19

Staff Signature

Date



100 foot Abutters List Report

Barrington, NH
February 12, 2019

Subject Property:

Parcel Number: 227-0009
CAMA Number: 227-0009
Property Address: 15 PARKER MOUNTAIN RD

Mailing Address: O'LONE DANIEL & JANET
15 PARKER MOUNTAIN RD
BARRINGTON, NH 03825

Abutters:

Parcel Number: 227-0001
CAMA Number: 227-0001
Property Address: 148 WASHINGTON ST

Mailing Address: TRELA THOMAS & MICHELE P
148 WASHINGTON ST
BARRINGTON, NH 03825

Parcel Number: 227-0002
CAMA Number: 227-0002
Property Address: 146 WASHINGTON ST

Mailing Address: MACFADZEN BRIAN & MARY
PO BOX 58
NORTHWOOD, NH 03861

Parcel Number: 227-0008
CAMA Number: 227-0008
Property Address: 121 WASHINGTON ST

Mailing Address: NELSON JUNE & LYNDY
121 WASHINGTON ST
BARRINGTON, NH 03825

Parcel Number: 227-0010
CAMA Number: 227-0010
Property Address: 35 PARKER MOUNTAIN RD

Mailing Address: EISENHAURE STEPHEN BONNEAU
DIANA
35 PARKER MOUNTAIN RD
BARRINGTON, NH 03825

Parcel Number: 227-0011
CAMA Number: 227-0011
Property Address: 63 STAGECOACH RD

Mailing Address: MORRIS ERIC R JARDINE REBEKAH
63 STAGECOACH RD
BARRINGTON, NH 03825

Parcel Number: 227-0012
CAMA Number: 227-0012
Property Address: 71 STAGECOACH RD

Mailing Address: HINTON DOUGLAS
71 STAGECOACH RD
BARRINGTON, NH 03825

Parcel Number: 227-0028
CAMA Number: 227-0028
Property Address: 38 PARKER MOUNTAIN RD

Mailing Address: INGRAM JOEL R & HANNAH D
38 PARKER MOUNTAIN RD
BARRINGTON, NH 03825

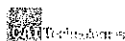
Parcel Number: 227-0029
CAMA Number: 227-0029
Property Address: PARKER MOUNTAIN RD

Mailing Address: EMHARDT-PINNEY MARY LOU
2051 SAN LUIS RD
WALNUT CREEK, CA 94596

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www.caj-tech.com

2/12/2019

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.

Page 1 of 1

Applicant: Dan & Janet O'Keefe Case # 2279-GR-19-SR

**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 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. 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Copies of any proposed easement deeds, protective covenants or other legal documents	<input checked="" type="checkbox"/>	<input 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"/>	

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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 type="checkbox"/>	<input checked="" type="checkbox"/>		
i. Name, address, & telephone number of design firm	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
j. Name and address of applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Revision block with provision for amendment dates	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Note identifying which plans are to be recorded and which are on file at the town.	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
16. Plan and deed references	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
17. The following notes shall be provided:	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
18. Boundary of entire property to be subdivided	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
19. Boundary monuments	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Monuments found	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Map number and lot number, name addresses, and zoning of all abutting land owners	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Monuments to be set	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
20. Existing streets:	<input 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 type="checkbox"/>	<input checked="" 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"/>		

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Application Checklist

Barrington Subdivision Regulations

22. Existing easements (identified by type)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A) Drainage easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	
B) Slope easements(s)	<input type="checkbox"/>	<input type="checkbox"/>	
C) Utility easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	
D) Temporary easement(s) (Such as temporary turnaround	<input type="checkbox"/>	<input type="checkbox"/>	
E) No-cut zone(s) along streams & wetlands (as may be requested by the	<input type="checkbox"/>	<input type="checkbox"/>	
F) Conservation Commission)			
G) Vehicular & pedestrian access easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	
H) Visibility easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	
I) Fire pond/cistern(s)	<input type="checkbox"/>	<input type="checkbox"/>	
J) Roadway widening easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	
K) Walking trail easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	
a) Other easement(s) Note type(s)	<input type="checkbox"/>	<input type="checkbox"/>	
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
24. Area of each lot (In acres & square feet):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Existing lot(s)	<input type="checkbox"/>	<input type="checkbox"/>	
b. Contiguous upland(s)	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
26. Owner(s) signature(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
27. All required setbacks	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Gravel drives	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
29. Location & name (if any) of any streams or water bodies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
30. Location of existing overhead utility lines, poles, towers, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
31. Two-foot contour interval topography shown over all subject parcels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
32. Map and lot numbers, name, addresses, and zoning of all abutting land owners	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	
2. Proposed lot configuration defined by metes and bounds	<input type="checkbox"/>	<input type="checkbox"/>	
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	<input type="checkbox"/>	<input type="checkbox"/>	
a. Drainage easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	
b. Slope easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	
c. Utility easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	
d. Temporary easement(s) (such as temporary turnaround)	<input type="checkbox"/>	<input type="checkbox"/>	
e. Roadway widening easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	
f. Walking trail easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	
g. Other easement(s) Note type(s)	<input type="checkbox"/>	<input type="checkbox"/>	
4. Area of each lot (In acres & square feet):	<input type="checkbox"/>	<input type="checkbox"/>	
a. Total upland(s)	<input type="checkbox"/>	<input type="checkbox"/>	

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Application Checklist

Barrington Subdivision Regulations

b. Contiguous uplands(s)	<input type="checkbox"/>	<input type="checkbox"/>		
6. Proposed streets:	<input type="checkbox"/>	<input type="checkbox"/>		
a. Name(s) labeled	<input type="checkbox"/>	<input type="checkbox"/>		
b. Width of right-of-way dimensioned	<input type="checkbox"/>	<input type="checkbox"/>		
c. Pavement width dimensioned	<input type="checkbox"/>	<input type="checkbox"/>		
6. Source and datum of topographic information (USGS required)	<input type="checkbox"/>	<input type="checkbox"/>		
7. Show at least one benchmark per sheet (min.) and per 6 acres (min.) of total site area	<input type="checkbox"/>	<input type="checkbox"/>		
8. Soil Conservation Service (SCS) soil survey information	<input type="checkbox"/>	<input type="checkbox"/>		
9. Location, type, size & Inverts of the following (as applicable):	<input type="checkbox"/>	<input type="checkbox"/>		
a. Existing water systems	<input type="checkbox"/>	<input type="checkbox"/>		
b. Existing drainage systems	<input type="checkbox"/>	<input type="checkbox"/>		
c. Existing utilities	<input type="checkbox"/>	<input type="checkbox"/>		
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	<input 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 type="checkbox"/>	<input type="checkbox"/>		
12. Existing tree lines	<input type="checkbox"/>	<input type="checkbox"/>		
13. Existing ledge outcroppings & other significant natural features	<input 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 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 type="checkbox"/>		
1. Typical cross-section of roadway	<input type="checkbox"/>	<input type="checkbox"/>		
2. Typical driveway apron detail	<input type="checkbox"/>	<input type="checkbox"/>		
3. Curbing detail	<input type="checkbox"/>	<input type="checkbox"/>		
4. Guardrail detail	<input type="checkbox"/>	<input type="checkbox"/>		
5. Sidewalk detail	<input type="checkbox"/>	<input type="checkbox"/>		
6. Traffic signs and pavement markings	<input type="checkbox"/>	<input type="checkbox"/>		
7. Drainage structure(s):	<input type="checkbox"/>	<input type="checkbox"/>		
8. Outlet protection riprap apron	<input type="checkbox"/>	<input type="checkbox"/>		
9. Level spreader	<input type="checkbox"/>	<input type="checkbox"/>		
10. Treatment swale	<input type="checkbox"/>	<input type="checkbox"/>		
11. Typical section at detention basin	<input type="checkbox"/>	<input type="checkbox"/>		
12. Typical pipe trench	<input type="checkbox"/>	<input type="checkbox"/>		
13. Fire protection details	<input type="checkbox"/>	<input type="checkbox"/>		
14. Erosion control details:	<input type="checkbox"/>	<input type="checkbox"/>		
15. Construction Notes	<input type="checkbox"/>	<input type="checkbox"/>		
a. Construction sequence	<input type="checkbox"/>	<input type="checkbox"/>		
b. Erosion control notes	<input type="checkbox"/>	<input type="checkbox"/>		
c. Landscaping notes	<input type="checkbox"/>	<input type="checkbox"/>		
d. Water system construction notes	<input type="checkbox"/>	<input type="checkbox"/>		
e. Sewage system construction notes	<input type="checkbox"/>	<input type="checkbox"/>		
f. Existing & finish centerline grades	<input type="checkbox"/>	<input type="checkbox"/>		
g. Proposed pavement - Typical cross-section	<input type="checkbox"/>	<input type="checkbox"/>		
h. Right-of-way and easement limits	<input type="checkbox"/>	<input type="checkbox"/>		
i. Embankment slopes	<input type="checkbox"/>	<input type="checkbox"/>		
j. Utilities	<input type="checkbox"/>	<input type="checkbox"/>		

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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 type="checkbox"/>		
2.	Stormwater management report	<input type="checkbox"/>	<input type="checkbox"/>		
3.	Traffic Impact analysis	<input type="checkbox"/>	<input type="checkbox"/>		
4.	Environmental Impact assessment	<input type="checkbox"/>	<input type="checkbox"/>		
5.	Hydrogeologic study	<input type="checkbox"/>	<input type="checkbox"/>		
6.	Fiscal Impact study provided	<input type="checkbox"/>	<input 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 type="checkbox"/>		
8.	Site Inventory and Conceptual Development Plan (from preliminary Conservation Subdivision review only)	<input type="checkbox"/>	<input type="checkbox"/>		

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FEB 13 2019

(date of adoption)

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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 _____ of _____ to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: [Handwritten Signature]

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.

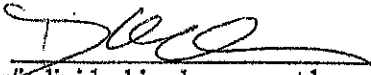
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(Refusal to sign this permission form does not invalidate an application, but the Planning Board may not be able to make an informed decision regarding unseen lands with potential areas of concerns).

Signature of Owner: _____



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.

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ADMINISTRATIVE AND REVIEW FEES

WARRANTY DEED

Strafford County Reg. Of Deeds
1995 MAR -1 AM 8:30

002063

BX 179 | PG059 |

KNOW ALL MEN BY THESE PRESENTS THAT JOHN E. HOLT, married, of 284 Oak Hill Circle, Concord, County of Middlesex, Commonwealth of Massachusetts 01742, for consideration paid, grant(s) to DANIEL J. O'LONE and JANET M. O'LONE, married, both of 99 High Street, Somersworth, County of Strafford, State of New Hampshire, as joint tenants with rights of survivorship, with warranty covenants-

A certain parcel of land, with the buildings thereon, situated in Barrington, Strafford County, New Hampshire, located on the westerly side of N.H. Route 126 and shown as lot 1 on a plan entitled, "Subdivision Plan of Laurell H. Sutliff, Barrington, N.H.", by Frederick E. Drew Associates, Madbury, N.H. dated November 1980, recorded Strafford County Records, Plan No. 21-76, bounded and described as follows:

Beginning at the northeasterly corner of the lot to be conveyed, said point also being the southeasterly corner of Lot 8 as shown on the above-mentioned plan; thence S 79° 46' W, 1389.1 feet, more or less, along said Lot 8 to a point; thence S 06° 12' E, 460.6 feet, more or less, along Lot 7 shown on said plan to a point; thence S 42° 54' E, 300.0 feet, more or less, along Lot 4 to a point; thence N 79° 46' E, 935.1 feet, more or less, along Lots 2 and 3 shown on said plan to a point; thence S 39° 37' E, 281.9 feet, more or less, along Lot 2 to a point; thence northeasterly 350.9 feet, more or less, along U.S. Route 202 to a point; thence N 21° 08' W, 360.2 feet, more or less, along N.H. Route 126 to a point; thence continuing northwesterly along N.H. Route 126, 481.7 feet, more or less, to the point of beginning. Said lot contains 25.11 acres, more or less.

Excepting and reserving in perpetuity the Judge Samuel Hale Burial Ground with a right of access thereto from Route 126.

The right to pass and repass over a right of way one rod wide, said right of way shown on said plan and entitled "Approx. Location Exist. Woods Road" across Lot 8.

Subject to the following restrictions which shall run with the land and pass with the deed:

1. No quonset hut type structures, shacks, tents, metal buildings, trailer or mobile homes shall be erected or

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placed on the conveyed lot, metal tool sheds, travel trailers and garages excepted.

- 2. Building design, including but not limited to, materials, textures, building shape, colors, roof lines, window treatments, site orientation and landscaping shall be of a character harmonious with the natural beauty and rural setting. The living space of any dwelling exclusive of decks, open porches, garages, shall be at least 800 square feet. The dwelling must be substantially complete on the outside within one year after commencement of construction.

The conveyed lot shall not be subdivided.

All lots shown on the above-mentioned plan are subject to these restrictions.

Meaning and intending to convey the same premises conveyed to the above grantor by deed of Edward and Barbara P. Connors dated August 12, 1986, recorded in Book 1249, Page 579, Strafford County Registry of Deeds.

The above-described property is not homestead property of the grantor(s).

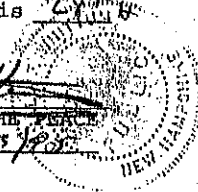
Executed this 28th day of February, 1995.

John E. Holt
John E. Holt

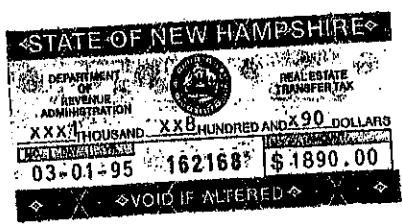
STATE OF New Hampshire COUNTY OF Strafford

The foregoing instrument was acknowledged before me this 28th day of FEBRUARY, 1995 by John E. Holt.

Donald F. W. Little
NOTARY PUBLIC/JUSTICE OF THE PEACE
My Commission Expires: 7/12/98



BK 1791 PG0592



Leo Lessard
REGISTER OF DEEDS
STRAFFORD COUNTY

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