



TOWN OF BARRINGTON
NEW HAMPSHIRE

Office of the Select Board

Public Hearing Notice

Pursuant to RSA 41:14-a Regarding Land Acquisition

Land

A Portion of Map 223, Lot 26 – 6.29 Acres

- See attached, 223-26 Highlighted Map
- See attached, 223-26 Subdivision Plan
 - The lot labeled ‘C1’ is proposed for acquisition

Summary

Map 223, Lot 26 was conditionally approved for subdivision by the Planning Board on August 6, 2019. The owner, Chestnut Woods LLC, has offered to deed one of the commercial lots to the Town for the construction of a Town Hall. The Town is only considering the acquisition of the lot labeled C1. At 2019 Town Meeting, voters approved the \$1.9 million design and construction of a Town Hall on this property.

RSA 41:14-a allows the Select Board to acquire land. Prior to holding public hearings and voting on the land acquisition, the proposal must be submitted to the Conservation Commission and Planning Board for review and recommendation.

Schedule (all dates 2019)

October 24: Notice Published

November 5: Planning Board (6:30pm at 77 Ramsdell Lane, Barrington, NH 03825)

November 7: Conservation Commission (6:30pm at 570 Calef Highway, Barrington, NH 03825)

November 18: Select Board Public Hearing (6:30pm at 774 Franklin Pierce Highway)

December 2: Select Board Public Hearing (6:30pm at 774 Franklin Pierce Highway)

December 16: Select Board Vote (6:30pm at 774 Franklin Pierce Highway)



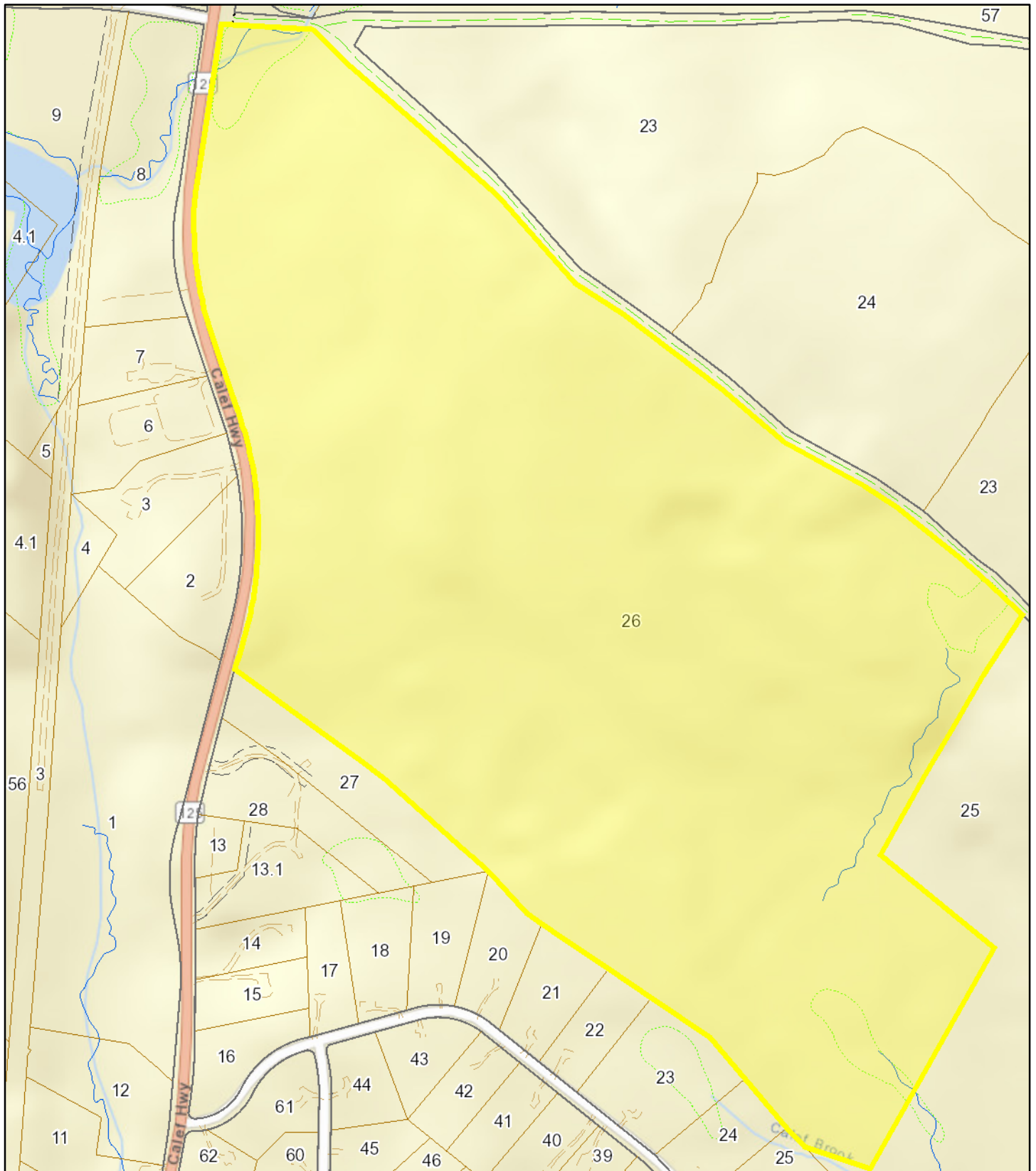
Barrington, NH



October 22, 2019

1 inch = 549 Feet

www.cai-tech.com



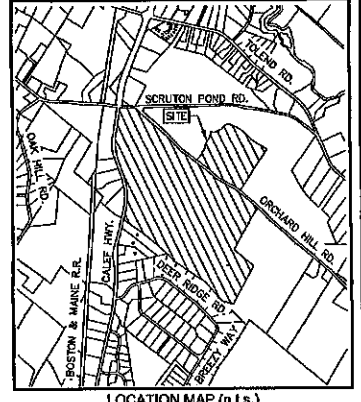
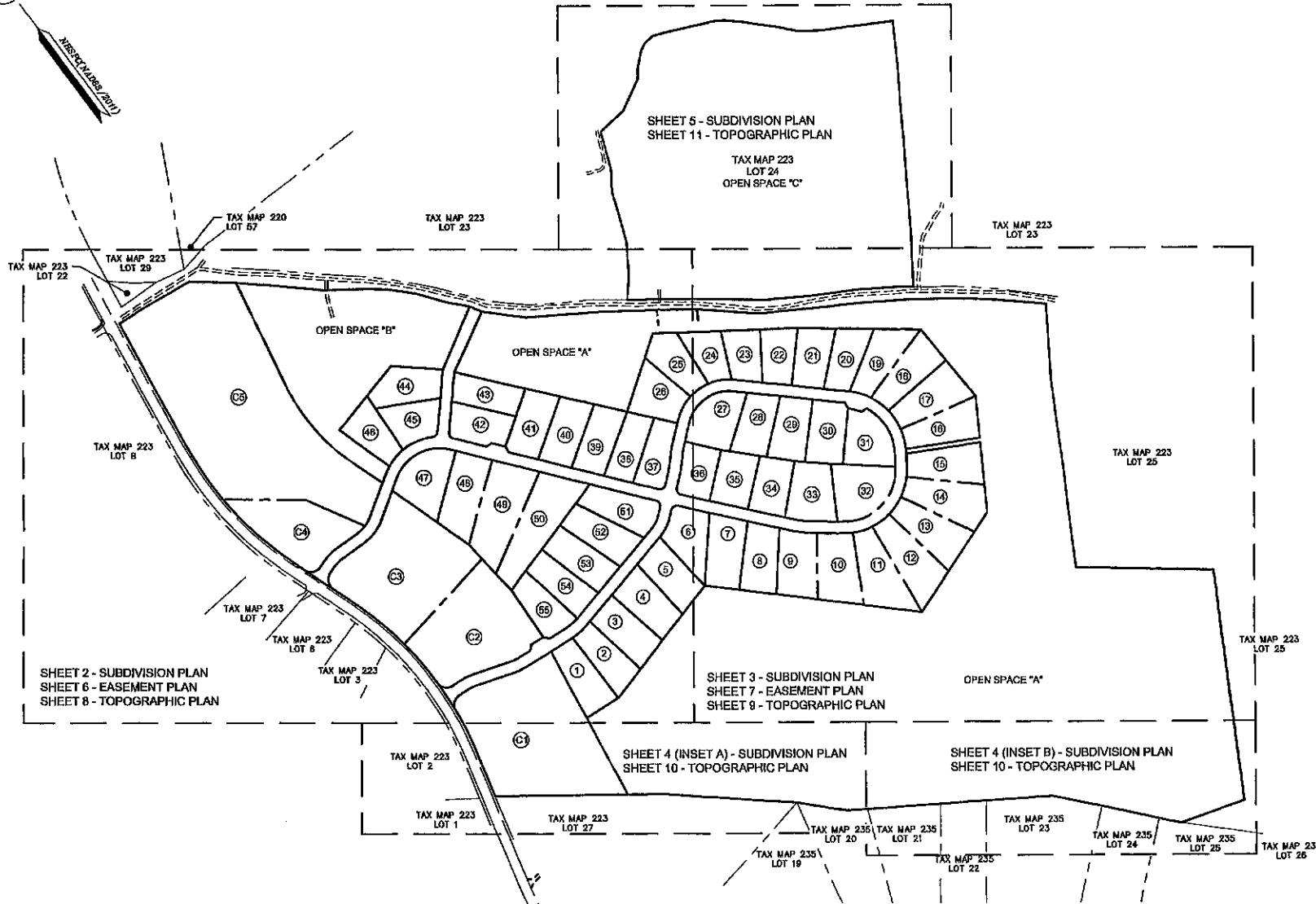
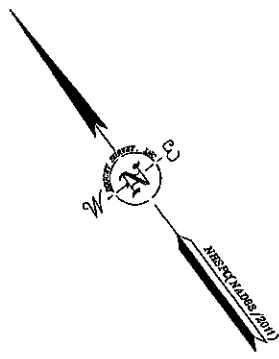
The property data available on this site is updated periodically. The Town of Barrington makes no warranties with regard to its accuracy or completeness and assumes no liability associated with the use of this data.

SUBDIVISION PLAN NOTES:

1. REFERENCE: TAX MAP 223, LOTS 24 & 28
D.S.I. PROJECT NO. 5750
2. TOTAL PARCEL AREA: LOT 24-1,403,900 SQ. FT. OR 32.23 AC.
LOT 28-7,820,498 SQ. FT. OR 179.53 AC.
3. OWNER OF RECORD: RINA MYHRE, PAUL C. HELFGOTT & CAROL H. LEDOUX
4219 ALTA VISTA COURT
OCEANSIDE, CA 92057
S.C.R.D. BOOK 4082, PAGE 843
4. ZONE: REGIONAL COMMERCIAL
DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA 40,000 sq.ft.
MIN. FRONTAGE 20 ft.
MIN. FRONT SETBACK 75 ft.
MIN. SIDE/REAR SETBACK 30 ft.
MAX. BUILDING HEIGHT 40 ft.
MAX. LOT COVERAGE 50 %
WETLAND SETBACKS 50 ft. (PRIME WETLANDS)
100 ft. (FRIME WETLANDS)
5. ZONING INFORMATION LISTED HEREON IS BASED ON THE TOWN OF BARRINGTON ZONING ORDINANCE DATED MARCH 13, 2018 AS AVAILABLE ON THE TOWN WEBSITE ON DECEMBER 18, 2018. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.
6. FIELD SURVEY PERFORMED BY G.A.N. & S.M.F. DURING OCTOBER, NOVEMBER & DECEMBER 2018 USING A TRIMBLE S5 TOTAL STATION AND A TRIMBLE R10 SURVEY GRADE GPS WITH A TRIMBLE TSC3 DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
7. JURISDICTIONAL WETLANDS DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING OCTOBER 2018 IN ACCORDANCE TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.
8. FLOOD HAZARD ZONE "X", PER FIRM MAP 33017C0305E, DATED 09/30/2016.
9. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS NETWORK.
10. VERTICAL DATUM IS BASED ON APPROXIMATE NAVD83(GEOD12A) (+2.7) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS NETWORK.
11. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
12. DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCOMPLETE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF ROUTE 125 & OLD GREEN HILL ROAD AS OBLITERATED HEREON IS/ARE BASED ON RESEARCH CONDUCTED AT THE TOWN OF BARRINGTON, STRAFFORD COUNTY REGISTRY OF DEEDS AND NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
13. ROUTE 125/CALEF HIGHWAY IS A 4 ROD (80' WIDE) RIGHT OF WAY PER REFERENCE PLAN #1. OLD GREEN HILL ROAD IS A CLASS V ROAD CLOSED SUBJECT TO DATES AND BARS, SEE 1989 WARRANT ARTICLE 20A.
14. FINAL MONUMENTATION MAY BE DIFFERENT THAN THE PROPOSED MONUMENTATION SHOWN HEREON, DUE TO THE FACT THAT SITE CONDITIONS WILL DICTATE THE ACTUAL LOCATION AND TYPE OF MONUMENTS INSTALLED IN THE FIELD. PLEASE REFER TO EITHER THE "MONUMENTATION LOCATION PLAN" TO BE RECORDED OR CONTACT DOUCET SURVEY, INC. FOR CLARIFICATION OF MONUMENTS SET. (A RECORDED PLAN WILL BE PRODUCED AT THE DISCRETION OF DOUCET SURVEY, INC.).
15. ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL, WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH, CALL DIG-SAFE AT 1-800-468-5846.
16. AERIAL TOPOGRAPHY WAS CONDUCTED BY EASTERN TOPOGRAPHS FROM IMAGES TAKEN DURING MAY 2003 WITH A PHOTO SCALE OF 1"=475'. LOCATIONS SHOWN WITHIN OBLITERATED AREAS ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE USE FOR DESIGN OR CONSTRUCTION PURPOSES.
17. TAX MAP 223, LOT 28 IS EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:
A) EASEMENT IN FAVOR OF PUBLIC SERVICE OF NEW HAMPSHIRE, SEE S.C.R.D. BOOK 750, PAGE 171, ACTUAL LOCATION UNKNOWN.
B) EASEMENT IN FAVOR OF PUBLIC SERVICE OF NEW HAMPSHIRE, SEE S.C.R.D. BOOK 729, PAGE 219, ACTUAL LOCATION UNKNOWN.
18. CEMETERY SUBJECT TO N.H.R.S.A. 288:3, IF NEW CONSTRUCTION, EXCAVATION, OR BUILDING IN THE AREA OF A KNOWN BURIAL SITE SHALL COMPLY WITH LOCAL ZONING. IN ABSENCE OF SUCH REGULATIONS NO NEW CONSTRUCTION, EXCAVATION, OR BUILDING SHALL BE CONDUCTED WITHIN 25' OF THE BOUNDARY OF THE BURIAL GROUND.

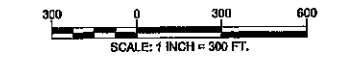
REFERENCE PLANS:

1. "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLANS OF PROPOSED UPGRADE PROJECT (CONTRACT BETTERMENT) 5-2172, N.H. PROJECT NO. 5-2095, CALEF RD. (N.H. 125), DATED 7-22-76, ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
2. "BOUNDARY PLAN OF LAND IN BARRINGTON, NEW HAMPSHIRE BELONGING TO M.D. & G.D. HELFGOTT", BY GLE & SINGER LAND SURVEYS, DATED SEPTEMBER 14, 1971, S.C.R.D. POCKET #9, FOLDER #1, PLAN #33, 33A, 33B, 33C & 33D.
3. "SUBDIVISION PLAN PREPARED FOR WCV INC., OF LAND IN THE NAME OF ANTONIO G. RIZZO AND CHERYL M. RIZZO OF MAP 12, LOT 06, LOCATED AT ROUTE 125, COUNTY OF STRAFFORD, BARRINGTON, NH", BY DAVID W. VINCENT LAND SURVEYING SERVICES, DATED MAY 16, 2002, S.C.R.D. PLAN #97-17.
4. "WEDGEWOOD ESTATES PLAN OF LAND IN BARRINGTON, NH. PREPARED FOR MILDRED G. ALLEN", BY ROBERT G. COLBATH SURVEYOR, DATED JULY 2, 1994, S.C.R.D. PLAN #24A-132 & 24A-133.
5. "SUBDIVISION OF LAND PREPARED FOR JIM AND SUSANNE JAGIELSKI, 17 DEER RIDGE DRIVE, BARRINGTON, NH. BY MCCOENEY SURVEY ASSOCIATES, INC., DATED SEPTEMBER 12, 1997, S.C.R.D. PLAN #51-100.
6. "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS, PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT, F 019-1(0), N.H. PROJECT NO. 5-2095-A, N.H. ROUTE 125-CALEF ROAD", DATED 9-28-77, ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
7. "SUBDIVISION PLAN OF LAND IN BARRINGTON, NH PREPARED FOR VAN E. HERTEL", BY NORTH COUNTRY SURVEYORS, DATED MAY 16, 1990, S.C.R.D. PLAN #38-131.
8. "SUBDIVISION PLAN OF LAND IN BARRINGTON, NH PREPARED FOR KEITH WESTON & THOMAS OELONG", BY NORTH COUNTRY SURVEYORS, DATED JUNE 30, 1992, S.C.R.D. PLAN #41-70.
9. "SUBDIVISION OF LAND FOR BRUCE WILLIAMS ASSOCIATES, INC.", BY WHITE MOUNTAIN SURVEY COMPANY, DATED APRIL 28, 1983, S.C.R.D. PLAN #24-21 & 22.



- LEGEND**
- LOT LINE
 - PROPOSED LOT LINE
 - BUILDING SETBACK LINE
 - WETLAND SETBACK LINE
 - ZONE LINE
 - APPROXIMATE ABUTTERS LOT LINE
 - STONE WALL
 - REMAINT STONE WALL
 - EDGE OF WETLAND
 - STREAM
 - BOUND FOUND
 - DRILL HOLE FOUND
 - IRON PIPE/ROD FOUND
 - 4"x4" GRANITE BOUND TO BE SET
 - 6"x6" REBAR W/D CAP TO BE SET
 - BOUND FOUND
 - DRILL HOLE SET
 - DRILL HOLE FOUND
 - BARGED WIRE
 - CONCRETE
 - GRANITE
 - DRILL HOLE
 - WETLAND SYMBOL

- LEGEND (EASTERN TOPOGRAPHS)**
- BUILDING
 - PAVED ROAD
 - GRAVEL ROAD
 - BRIDGE
 - PAVEMENT OBLITERATED
 - DRIVEWAY
 - DRIVEWAY UNPAVED
 - DRIVEWAY OBLITERATED
 - FENCE OBLITERATED
 - WALL OBLITERATED
 - STONEWALL
 - BROOK/STREAM
 - SWAMP LIMIT



SUBDIVISION PLAN
FOR
HARBOR STREET LIMITED PARTNERSHIP
LAND OF
PAUL C. HELFGOTT, RINA MYHRE &
CAROL H. LEDOUX
(TAX MAP 223, LOTS 24 & 28)
ROUTE 125/CALEF HIGHWAY
BARRINGTON, NEW HAMPSHIRE

LAND USE OFFICE
JUN 27 2019
RECEIVED

ABUTTERS LIST:

- | | | | | | | | | | | | | | | | | |
|---|---|--|--|--|---|---|---|---|---|---|---|--|---|---|---|---|
| TAX MAP 228 LOT 57
TOWN OF BARRINGTON
PO BOX 680
BARRINGTON, NH 03825
S.C.R.D. BOOK 4384 PAGE 430 | TAX MAP 223 LOT 8
ATLANTIC TRADE PARK LLC
PO BOX 451
NEW CASTLE, NH 03854
S.C.R.D. BOOK 3743 PAGE 145 | TAX MAP 223 LOT 12
LIT PROPERTY MGMT LLC
PO BOX 703
BARRINGTON, NH 03825
S.C.R.D. BOOK 3780 PAGE 989 | TAX MAP 223 LOT 24
246 REAL ESTATE HOLDINGS LLC
24 SERENITY WAY
BARRINGTON, NH 03825
S.C.R.D. BOOK 3028 PAGE 750 | TAX MAP 223 LOT 25
RAYMOND LAFRANCE
1030 LUCAS WAY
PALMER, AK 99645 | TAX MAP 223 LOT 27
NOT PARCEL INFORMATION
AVAILABLE FOR THE TOWN
OF BARRINGTON | TAX MAP 223 LOT 28
BOSTON & MAINE RR &
GULFPORT TRANSPORT INC &
IRON HORSE PK
NORTH BILLERICA, MA 01862 | TAX MAP 223 LOT 29
CHESTNUT WOODS LLC
79 EMERY LN
STRATHAM, NH 03880 | TAX MAP 235 LOT 19
RINA MYHRE & PAUL C HELFGOTT &
CAROL H LEDOUX (1/3 EA)
4219 ALTA VISTA CT
OCEANSIDE, CA 92057
S.C.R.D. BOOK 4082 PAGE 843 | TAX MAP 235 LOT 20
CALLUM COCHRAN
53 DEER RIDGE DR
BARRINGTON, NH 03825
S.C.R.D. BOOK 4579 PAGE 982 | TAX MAP 235 LOT 21
DAVID J & KATHLEEN M SARTORIUS
63 DEER RIDGE DR
BARRINGTON, NH 03825
S.C.R.D. BOOK 4506 PAGE 281 | TAX MAP 235 LOT 22
KIP & KAREN LACHAPPELLE
87 DEER RIDGE DR
BARRINGTON, NH 03825
S.C.R.D. BOOK 1902 PAGE 63 | TAX MAP 235 LOT 23
JAMES E & STEVEN E &
KIMBERLY D CONNICK
324 DEN QUARRY RD
LYNN, MA 01904
S.C.R.D. BOOK 4307 PAGE 531 | TAX MAP 235 LOT 24
TIMOTHY & SAMANTHA JAMES
95 DEER RIDGE DR
BARRINGTON, NH 03825
S.C.R.D. BOOK 4310 PAGE 127 | TAX MAP 235 LOT 25
JIM & SUSANNE JAGIELSKI
103 DEER RIDGE DR
BARRINGTON, NH 03825
S.C.R.D. BOOK 1539 PAGE 252 | TAX MAP 235 LOT 26
TOSON NEHRMAN & ALLISON ROBERTS
111 DEER RIDGE DR
BARRINGTON, NH 03825
S.C.R.D. BOOK 2834 PAGE 445 | TAX MAP 235 LOT 27
DAVID BISSON & DOTY MARY
81 DEER RIDGE DR
BARRINGTON, NH 03825
S.C.R.D. BOOK 1444 PAGE 117 |
|---|---|--|--|--|---|---|---|---|---|---|---|--|---|---|---|---|



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSES FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

M.A. DOUCET
DATE 6/7/19 L.L.S. #889

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

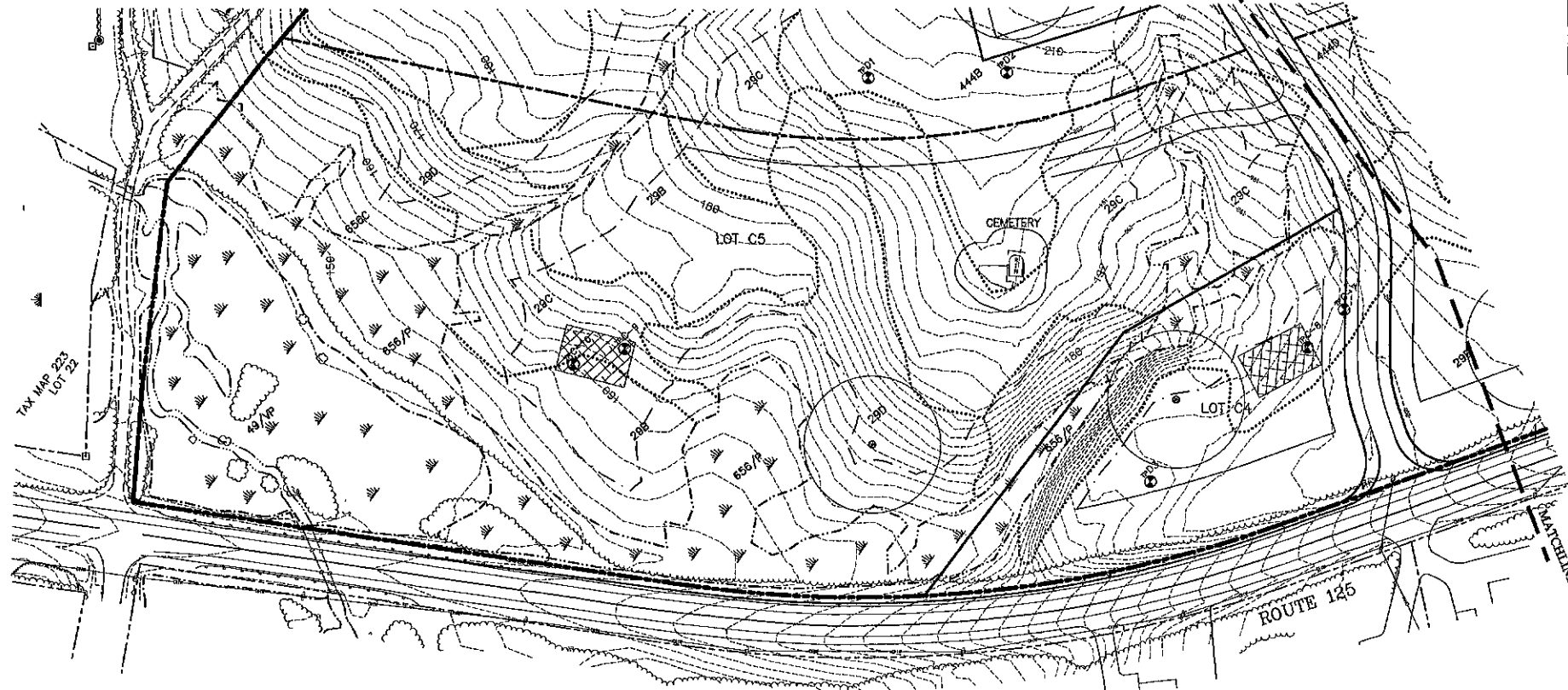
APPROVED DATE
BARRINGTON, NH
PLANNING BOARD

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	E.D.P.	DATE:	MAY 6, 2019
CHECKED BY:	M.W.F.	DRAWING NO.:	5750B
JOB NO.:	6750	SHEET	1 OF 11

DOUCET SURVEY
Serving Your Professional Surveying & Mapping Needs
102 Kent Place, Newmarket, NH 03857 (603) 659-6580
2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060
10 Storers Street (Riverdow Suite) Kennebunk, ME (207) 662-7006
http://www.doucetsurvey.com

SHEETS 8-11 NOT INTENDED FOR RECORDING



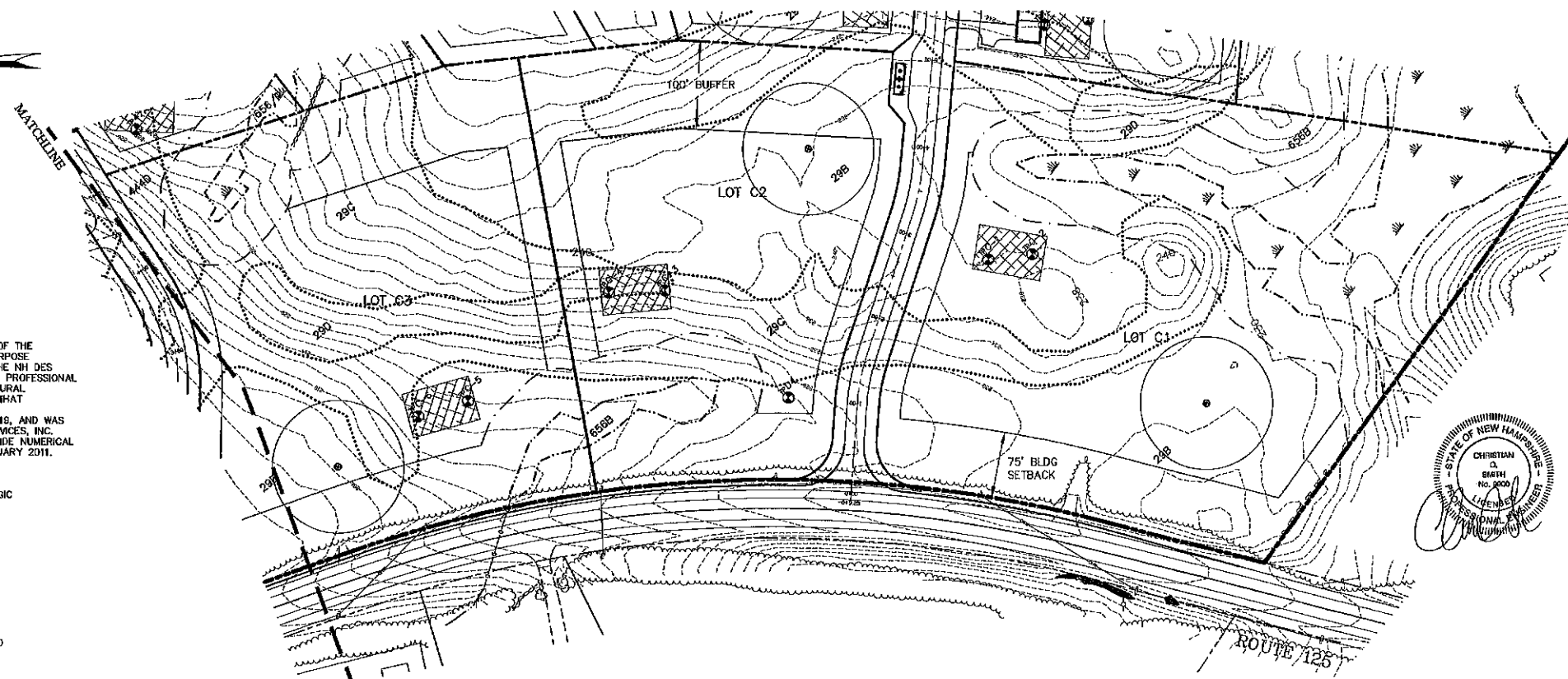
PREPARED FOR:
ROUTE 125 DEVELOPMENT, LLC
JOSEPH FALZONE
7B EMERY LANE
STRATHAM, N.H. 03885

BEALS ASSOCIATES PLLC
 70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
 PHONE: 603-583-4860, FAX: 603-583-4863

ZONING REQUIREMENTS

ZONE: REGIONAL COMMERCIAL		
USE:	RESIDENTIAL	COMMERCIAL
MIN. LOT SIZE =	80,000 SF	40,000 SF
MIN. FRONTAGE =	200'	200'
MAX. HEIGHT =	35'	40'
BUILDING SETBACKS:		
FRONT	40'	75'
SIDE & REAR	30'	30'
POORLY DRAINED SOILS		50'
VERY POORLY DRAINED SOILS		100'
LEACH FIELD SETBACKS:		
POORLY DRAINED SOILS		50'
VERY POORLY DRAINED SOILS		100'

LAND USE OFFICE
 JUN 21 2019
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HSS STANDARDS:

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES. ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP. THE SITE SPECIFIC SOIL SURVEY WAS PRODUCED MARCH 2016, AND WAS PREPARED BY LUKE HURLEY, OF GOVE ENVIRONMENTAL SERVICES, INC. SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH. ISSUE # 10, JANUARY 2011.

SOIL LEGEND:

SOIL SERIES	MAP UNIT	HIGH INTENSITY SOIL TYPES	HYDROLOGIC GROUP
NEWFIELDS	444	(321)	B
PAXTON	66	(223)	C
WOODBIDGE	28	(323)	C
RIDGEBURY	656	(423)	C
WET RIDGEBURY	656/P	(523)	C
WHITNUM	49/AP	(623)	D

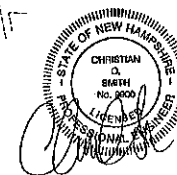
SLOPE CLASS:
 0-3% = B
 3-12% = C
 12-25% = D
 25-50% = E
 >50% = F

DRAINAGE CLASS:
 /P = POORLY DRAINED SOIL
 /VP = VERY POORLY DRAINED

APPROVAL BLOCK

APPROVED TOWN OF BARRINGTON PLANNING BOARD

CHAIRPERSON _____ DATE _____



REVISIONS:	DATE:

COMMERCIAL LOTS SITE PLAN

PLAN FOR:
 RESIDENTIAL DEVELOPMENT
 RT. 125 / OLD GREEN HILL RD.
 BARRINGTON, NH

DATE: JAN. 2019 SCALE: 1"=80'
 PROJ. NO: NH-1144 SHEET NO. 15 OF 32