

Project Application

Land Use Department

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

203-22-GR-19-13)Sub

Case Number: _____ Project Name: Subdivision for Christopher Bowlen and Amy Gelinas
Date: January 2019

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: Subdivision for Christopher Bowlen and Amy Gelinas Area (acres or S.F.) 49.91 acres
Project Address: 359 Pond Hill Road, Barrington, NH
Current Zoning District(s): General Residential Map(s) 203 Lot(s) 22
Request: Create 2 new lots.

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: Christopher J. Bowlen and Amy E. Gelinas

Company: _____
Phone: 603-817-5778 E-mail: cjbowlen@gmail.com
Address: 359 Pond Hill Road, Barrington, NH 03825

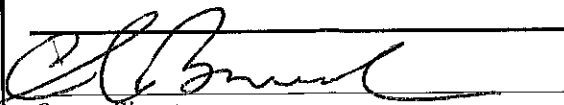
Applicant (Contact): Joel D. Runnals


Company: Norway Plains Associates, Inc.
Phone: 603-335-3948 E-mail: jrunnals@norwayplains.com
Address: PO Box 249, Rochester, NH 03866

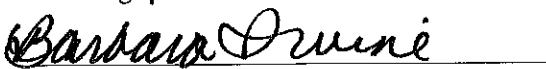
Architect: _____
Company: _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____


Land Surveyor: Joel D. Runnals, LLS

Company: Norway Plains Associates, Inc.
Phone: 603-335-3948 Fax: 603-332-0098 E-mail: jrunnals@norwayplains.com
Address: PO Box 249, Rochester, NH 03866


Owner Signature


Owner Signature


Staff Signature


Applicant Signature

1/14/2019
Date

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Applicant: Christopher Brouwer and Amy Delinas Case # 223-22-GR-19 (3) Sub

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:		Provided	NA		
<input type="checkbox"/> Lot Line Relocation See Section I & II	<input type="checkbox"/> Site Plan See Sections I & II	<input checked="" type="checkbox"/> Subdivision Plan See Sections I, II, III, IV & V			
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. <u>Five (5) full size sets of plans and six (2) sets of plans 11" by 17" submitted with all required information in accordance with the subdivision regulations and this checklist</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Copies of any proposed easement deeds, protective covenants or other legal documents		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Any waiver request(s) submitted with justification in writing		<input type="checkbox"/>	<input checked="" 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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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 checked="" type="checkbox"/>	<input type="checkbox"/>		
i. Name, address, & telephone number of design firm	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
j. Name and address of applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Revision block with provision for amendment dates	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Note identifying which plans are to be recorded and which are on file at the town.	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
19. Boundary monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Monuments found	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Map number and lot number, name addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Monuments to be set	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
20. Existing streets:	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Pavement width dimensioned	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
21. Municipal boundaries (if any)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

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e. Name & address of owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
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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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
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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"/>		
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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"/>		
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19. Boundary monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
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c. Monuments to be set	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>		
c. Right-of-way dimensioned	<input type="checkbox"/>	<input type="checkbox"/>		
d. Pavement width dimensioned	<input type="checkbox"/>	<input type="checkbox"/>		
21. Municipal boundaries (if any)	<input type="checkbox"/>	<input type="checkbox"/>		

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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)	<input type="checkbox"/>	<input type="checkbox"/>		
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 checked="" type="checkbox"/>	<input type="checkbox"/>		
23. Designation of each proposed lot (by map & lot numbers as provided by the	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
assessor)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
24. Area of each lot (In acres & square feet):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Existing lot(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Contiguous upland(s)	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
26. Owner(s) signature(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
27. All required setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
28. Physical features	<input type="checkbox"/>	<input type="checkbox"/>		
a. Buildings	<input type="checkbox"/>	<input type="checkbox"/>		
b. Wells	<input type="checkbox"/>	<input type="checkbox"/>		
c. Septic systems	<input type="checkbox"/>	<input type="checkbox"/>		
d. Stone walls	<input type="checkbox"/>	<input type="checkbox"/>		
e. Paved drives	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
30. Location of existing overhead utility lines, poles, towers, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
31. Two-foot contour interval topography shown over all subject parcels	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
32. Map and lot numbers, name, addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input 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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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 5 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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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 RUNNALS of NPA to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: Amy E. Colman / [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:



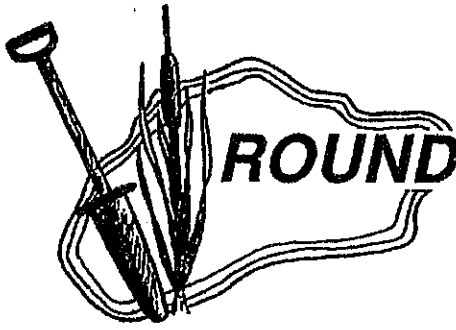
Note: The developer/individual in charge must have control over all project work and be available to the Road Agent and Code Enforcement Officer during the construction phase of the project. The Road Agent and Code Enforcement Officer must be notified within two (2) working days of any change by the individual in charge of the project.

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ADMINISTRATIVE AND REVIEW FEES



ROUND POND SOIL SURVEY

374 POND HILL ROAD
BARRINGTON, NH 03825

TEL/FAX 603-335-1688
EMAIL djarpss@gmail.com

- Environmental Consulting
- Planning & Regulatory Permits
- Soil Mapping
- Wetland Delineations
- Site Evaluations
- Septic System Designs
- Shoreland Permits

4 January 2019

TEST PIT, SOILS and WETLANDS DATA REPORT

Christopher Bowlen and Amy Gelinas

359 Pond Hill Road
Barrington NH 03815
Tax Map 203, Lot 22

WETLANDS

Wetlands were determined and delineated on in 2018 by David J. Allain NHCWS#16, using the Corps of Engineers Wetlands Delineation Manual and the Regional Supplement to the Manual titled "Northcentral and Northeast Regions, U.S. Army Corps of Engineers, October 2009". Hydric soils were determined using "Field Indicators of Hydric Soils in the United States, A Guide for Identifying Hydric Soils in New England, Version 7.0,2010" and "Field Indicators for Identifying Hydric Soils in New England, Version 4, June 2018. (See Wq 1014. delineation of wetlands/hydric soils)

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For: Tax Map 203 Lot 22 (35 acres+/-). Note that NHDES subdivision approval IS NOT required being more than 5 acres in size.

TP 1 (9/30/2018)

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0-8" 10yr4/3 sandy loam, granular, friable, many roots.

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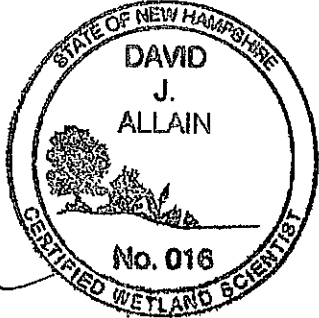
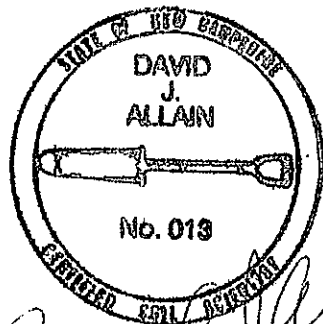
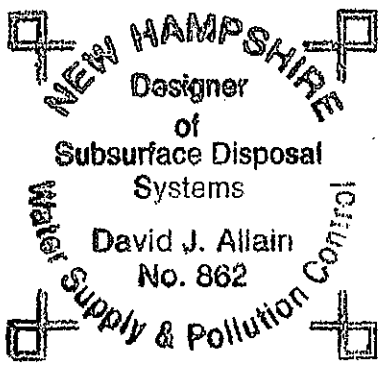
For: Tax Map 203 Lot 22-2 (12 acres+/-). Note that NHDES subdivision approval IS NOT required being more than 5 acres in size.

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David J. Allain
1-8-19

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TOWN OF BARRINGTON - LAND USE DEPARTMENT

Project Narrative:

Project Name: Subdivision Prepared for Christopher J. Bowlen and Amy E. Gelinas Case File #

Project Location: 359 Pond Hill Road, Barrington, NH

Tax Map 203, Lot 22

Date of Application: January 10, 2019

Property Details:

Residential Use

Current Zoning: General Residential Lot Area Size: 49.91 acres.

Setbacks: Front= 40' Side= 30' Rear= 30'

Description of the project, its purpose and intent:

We are proposing to subdivide Tax Map 203, Lot 22 and create Lot 22-1 and Lot 22-2. The current area of Lot 22 is 49.91 acres and the proposed area will be 36.00 acres. Proposed Lot 22-1 will be 80,002 ft² and Lot 22-2 will be 12.07 acres. All three lots exceed the minimum lot size of 80,000 ft², which includes 60,000 ft² free of hydric A soils and 35,000 ft² of contiguous uplands. Located on Lot 22-1 are the existing dwelling, accessory buildings, well, and septic system.

The Topographic Plan shows a line labeled "area of interest (AOI)". The topographic survey was performed in this area and exceeds 80,000 ft² on all three lots. Wetland delineation was also done in the AOI. Each lot has two test pits shown in the AOI, 4,000 ft² for a potential effluent disposal area (PEDA) and a protective well radius.

NHDES subdivision approval for lot 22-1 is pending.

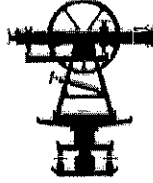
Thank you, Joel D. Runnals

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NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS • TRANSPORTATION PLANNERS

PO Box 249
Continental Blvd. (03867)
Rochester, NH 03866-0249
Fax (603)332-0098
Phone (603) 335-3948 / (800) 479-3948
jrunnals@norwayplains.com



PO Box 268
31 Mooney St.
Alton, NH 03809
www.norwayplains.com
Phone & Fax (603) 875-3948

January 10, 2019

Mr. James Jennison, Chairman
Town of Barrington Planning Board
P.O. Box 660
333 Calef Hwy
Barrington, NH 03825

RE: Waiver Request from Subdivision Regulations

Subdivision Plan prepared for Christopher Bowlen and Amy Gelinias, Tax Map 239, Lot 22.

Dear Chairman,

This letter is to request waivers from portions of the Town of Barrington Subdivision Regulations.

5.3 Specific Plan Information

5.3.1(6) Existing grades...

Reason: Our waiver request is to show topography in the area of interest (AOI) being developed and not on the remaining area or on abutting lots.

5.3.1(8) The estimated location and use of all existing structures...on the site and within 100' of the site.

Reason: Our waiver request is to show only those structures that are in the area of interest being developed and not on the remaining 40 acres or on abutting lots.

5.3.1(9) Natural features...

Reason: Our waiver request is to show only the natural features that are in the area of interest being developed and not on the remaining 40 acres.

5.3.1(10) Man-made features...

Reason: Our waiver request is to show only those structures that are in the area of interest being developed and not on the remaining 40 acres or on abutting lots.

5.3.1(11) The size and location of all existing public and private utilities...

Reason: We are showing poles along our frontage but not the overhead wires. The plan already has enough lines without adding to the confusion with more lines.

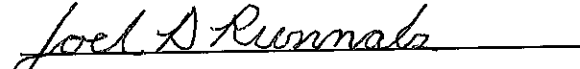
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Please contact me with any questions or concerns regarding these waivers.
Respectfully Submitted

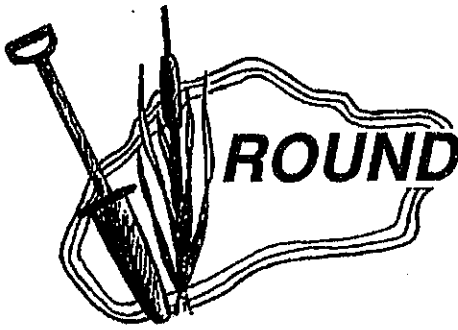
Norway Plains Associates, Inc.


Joel D. Runnals, LLS

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ROUND POND SOIL SURVEY

374 POND HILL ROAD
BARRINGTON, NH 03825

TEL/FAX 603-335-1688
EMAIL djarpss@gmail.com

- Environmental Consulting
- Planning & Regulatory Permits
- Soil Mapping
- Wetland Delineations
- Site Evaluations
- Septic System Designs
- Shoreland Permits

4 January 2019

TEST PIT, SOILS and WETLANDS DATA REPORT

Christopher Bowlen and Amy Gelinias

359 Pond Hill Road
Barrington NH 03815
Tax Map 203, Lot 22

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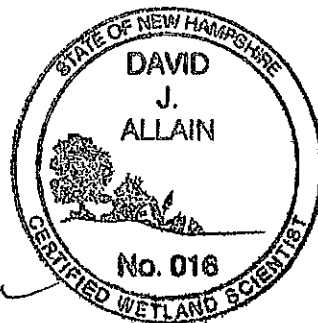
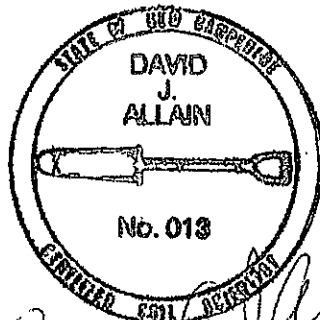
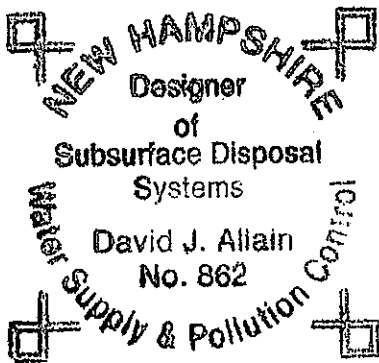
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David J. Allain
1-8-19

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APPOINTMENT OF REPRESENTATION

We, Christopher J. Bowlen and Amy E. Gelinas, authorize Norway Plains Associates, Inc., and its professionals to represent us before such Boards, Departments, Commissions and Agencies in the Town of Barrington, NH as they may pertain to the application, public hearing, and referenced plans.

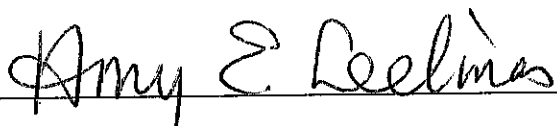
"Subdivision Plan, 359 Pond Hill Road, Barrington, Strafford County, New Hampshire, Prepared for Christopher J. Bowlen and Amy E. Gelinas", dated January 2019 by Norway Plains Associates, Inc.

Date: 1/11/2019

By: 

Christopher J. Bowlen

Date: 1/11/19

By: 

Amy E. Gelinas

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ABUTTERS LIST
CHRISTOPHER J. BOWLEN & AMY E. GELINAS
359 POND HILL ROAD
SUBDIVISION – MAP 203, LOT 22

APPLICANT:

Christopher J. Bowlen & Amy E. Gelinias 359 Pond Hill Road Barrington, NH 03825

OWNER:

203-22 Christopher J. Bowlen & Amy E. Gelinias 359 Pond Hill Road Barrington, NH 03825

<u>MAP-LOT:</u>	<u>NAME:</u>	<u>MAILING ADDRESS:</u>
203-08	Scott Doughty & Darlene Family Revocable Trust	252 2 nd Crown Point Road Barrington, NH 03825
203-11	Henry Louis	180 Wednesday Hill Road Durham, NH 03824
203-12	Bouthot Leopold Jr	PO Box 247 Barrington, NH 03825
203-13	Douglas & Danielle Grissom	162 2 nd Crown Point Road Barrington, NH 03825
203-14	Elizabeth E. Wells & Michael L. Hastings	146 2 nd Crown Point Road Barrington, NH 03825
203-21	Robert W. & Kimberly A Sgroi	311 Pond Hill Road Barrington, NH 03825
203-23	Robert & Gloria Jewell	391 Pond Hill Road Barrington, NH 03825
203-37	Allain-Feuer Family Rev. Trust	374 Pond Hill Road Barrington, NH 03825
203-38	Mary-Erin V. Dellea & James H. Rudolf	370 Pond Hill Road Barrington, NH 03825
203-39	Harry & Elizabeth Phillips	346 Pond Hill Road Barrington, NH 03825
203-40	Michael T. & Jamie Foley	318 Pond Hill Road Barrington, NH 03825

PROFESSIONAL CONTACTS:

Agent: Joel Runnals, LLS
Norway Plains Associates, Inc.
PO Box 249
Rochester, NH 03866-0249

C.W.S. David Allain
CWS
Round Pond Soil Survey
374 Pond Hill Road
Barrington, NH 03825

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