

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

NOW COME Christina Konopko & Michael Konopko
(Hereinafter referred to jointly or severally as "owner") with a residential address of
3A Bassett Drive, 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 241, Lot 7 Plot) which abuts
Bassett Dr Road, conveyed to said owner by a Deed recorded at
Book 4498, Page 949 at the Strafford County Registry of Deeds: and

WHEREAS, the relevant portion of said Bassett Dr 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 Bassett Dr 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 Bassett Dr Road; and (2) from any loss, damage, claim or expense of any kind or nature whatsoever arising directly or indirectly from the condition of said road, including but not limited to any loss damage, claim or expense arising from failure to provide any municipal services such as police, fire and ambulance services.
4. Owner hereby assumes responsibility for transporting any children who may now or in the future reside on the property to the nearest regular school bus stop.
5. The parties understand and agree that this Agreement and Release shall be recorded at the Strafford County Registry of Deeds before the building permit is issued, as required under RSA 674:41, I (c)(3).
6. The owner(s) agree to stipulate and pass this Agreement at any transfer of this property.

IN WITNESS WHEREOF the parties have hereunder set their hands this _____ day of _____, 20__.

SUZANNE MCNEIL

Print Name

Witness:

Signature

Witness:

Christina Kopyko

Print Name

(Owner)

Signature

(Owner)

Print Name

Witness:

Print Name

(Owner)

Signature

Witness:

Signature

(Owner)

TOWN OF _____

Witness:

By: _____

Select person, Chair or Vice Chair



Major Building Permit Application

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

Issue Date: 5-21-19
 Permit # _____
 (This area for office use only)
 Map # 241
 Lot # F
 Block # _____
 Zoning _____

Location of Construction (Address): 39 Bassett Drive
 Property Owner: Christina & Michael Konopko Home Phone: 603-664-2590
 Mailing Address: 39 Bassett Dr Cell Phone: 401-644-4708
 City: Barrington State: NH Zip Code: 03825 Daytime Phone: 401-644-4708
 Email Address: ckonopko87@gmail.com

Contractor: O.R. Goetz & Son Phone: 603-679-8673
 Mailing Address: 111 Stage Rd Route 152 Cell #: _____
 City: Nottingham State: NH Zip Code: 03290
 Email Address: tiffany@gotchrealtyhomes.com

Cost of Construction: _____ Building Inspectors Estimated Cost of Construction: Approx \$200,000 (Finish)
 Permit Fee: \$1,500 Permit fee based on \$7.50 per \$1000.00 of construction cost for 1 & 2 family (\$50.00 Minimum)
 Minimum) Permit fee based on \$8.00 per \$1,000.00 of Construction Cost for multi-family & commercial (\$50.00 Minimum)

RECEIVED
 Proposed Construction for
 (check only one)

MAY 21 2019

- New Single-Family Dwelling
- New Two-Family Home
- New Multi-Family Dwelling
- Replacement / New Mobile Home
- New Commercial Structure
- Commercial Addition
- Commercial Alteration
- Other: _____

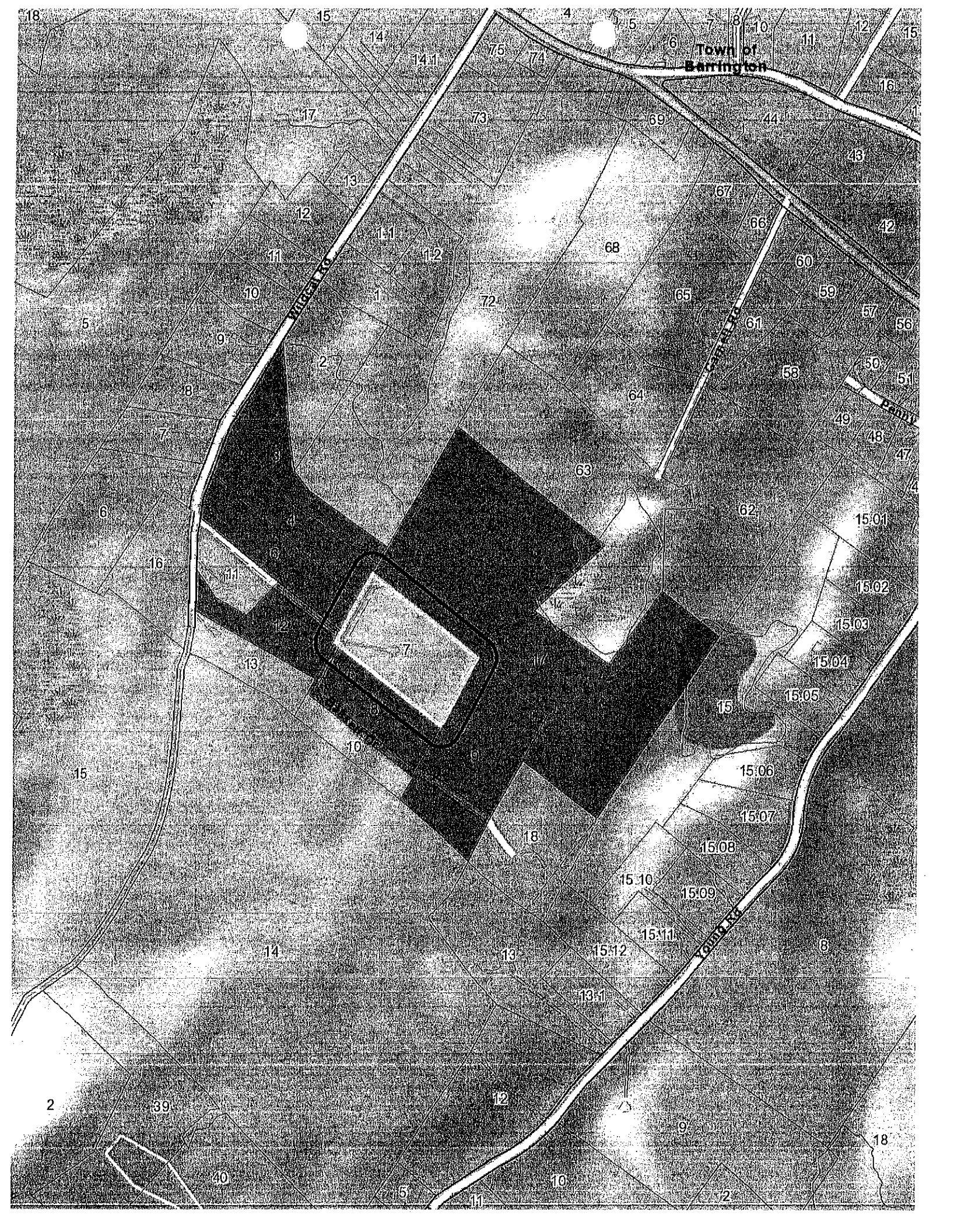
TOWN OF BARRINGTON

Description of work to be performed: An approx 1100 sq foot addition will be added on to the back end of our house which will be for another family. 2 BR 2 1/2 Bathrooms.
 Proposed Use: FOR my mom, dad, and brother to live in

Property & Setback Information

Setbacks from Lot Line to Construction:		Subsurface Disposal Information:	Total Square Footage of Proposed Building: <u>1100 sq. ft.</u>
Front:	Right:		Site Located In "Special Flood Hazard Area": Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Rear:	Left:	Septic System Design Approval Number, <u>From 157301 (1987)</u>	Site Located In Shoreland Protection Zone: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Lot Size: <u>5.6 acres</u>		If Using Existing System, Is Design More Than 20 Yrs. Old: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Subdivision Approval # _____ Subdivision Name: _____
			Site Plan Approval: Yes <input type="checkbox"/> No <input type="checkbox"/>

Applicant Signature: Christina Konopko Date: 5/21/19

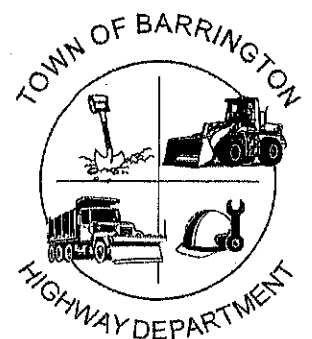


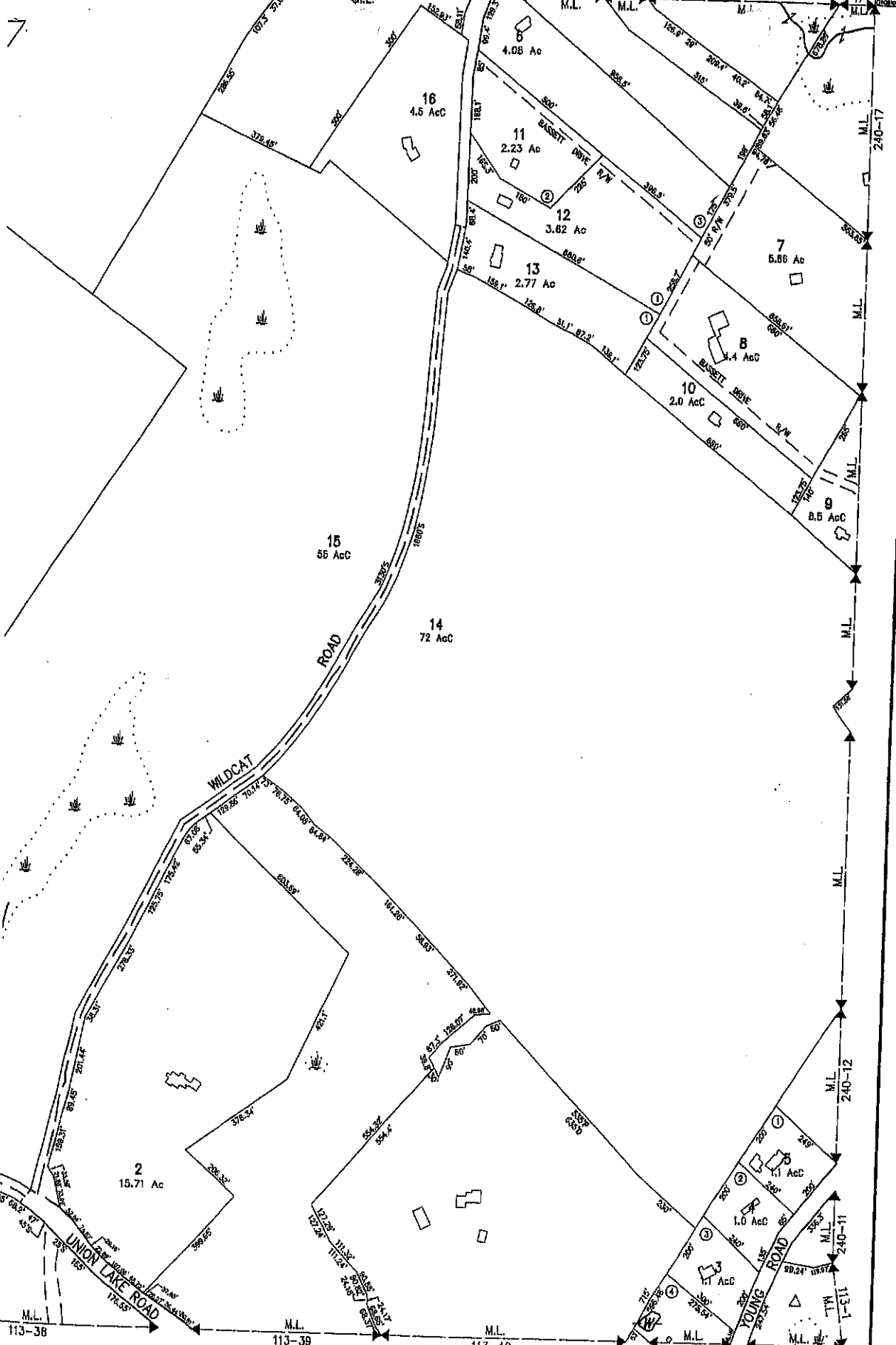
To: The Select Board and Planning Board
From: The Highway Department
Date: May 28, 2019
Re: Building Permit 39 Bassett Drive Tax Map 241 Lot 0007

On Tuesday May 28,2019 I went out to inspect Bassett Drive for a building permit. It is an existing House and driveway, so it will not add any additional traffic to the road. The dirt sections of the road were rough with some pot holes. 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 39 Bassett Drive to the beginning of Bassett Drive. 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 Bassett Drive.

Respectfully,
Dana Drake

DD:eep





ET
100 0 200 400 600
FEET
REVISED TO : APRIL 1, 2017

PROPERTY MAPS
BARRINGTON
 NEW HAMPSHIRE

INDEX DIAGRAM

231	232	233
242	240	241
247	248	249

MAP NO.
241

OWNER INFORMATION		SALES HISTORY	
KONOPKO CHRISTINA & MICHAEL		Date	Price Grantor
39 BASSETT DR		08/01/2017 4498 949 Q1	238,000 O'DONNELL JAMES M
BARRINGTON, NH 03825		08/31/2015 4320 151 U116	156,933 SKIPPER D STEVEN & DAWN

LISTING HISTORY	NOTES
02/24/16 BHSR	OLD MAP/PLOT 008-0075-000A PVT WTR/SPTC LND-PVT RD (EKA 19
01/14/16 CW/PM	BASSETT DR) 2013-ADD OUTBLDGS & ENT 2015-VALSAL 16-ADD GAR,
07/22/14 MW/RR	CARPORT & DECK 2017-VALSAL
07/12/13 RR/CM	
02/19/09 SMRL	
07/10/07 KCRM	
01/14/02 MRRM	

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED WOOD	80	8 x 10	260	10.50	50	1,092	
DECK DETACHED	72	9 x 8	282	12.00	30	731	
LEAN-TO	114	1 x 114	200	5.00	30	342	
LEAN-TO	100	10 x 10	220	5.00	30	330	
GARAGE	768	24 x 32	81	25.00	100	15,552	
CARPORT WOOD FRAME	384	12 x 32	102	12.00	100	4,700	ATTCH GAR
						22,700	

MUNICIPAL SOFTWARE BY AVITAR			
BARRINGTON ASSESSING OFFICE			
Year	Building	Features	Land
2017	\$ 121,800	\$ 22,700	\$ 76,100
		Parcel Total: \$ 220,600	
2018	\$ 121,800	\$ 22,700	\$ 76,100
		Parcel Total: \$ 220,600	
2019	\$ 121,800	\$ 22,700	\$ 76,100
		Parcel Total: \$ 220,600	

LAND VALUATION		LAND VALUATION	
e: RURAL	Minimum Acreage: 2.00	Minimum Frontage: 200	
Lead Type	Units	Base Rate	NC Adj Site Road DWay Topography
IF RES	2,000 ac	75,000	1 100 100 95 100
IF RES	4,200 ac	x 2,000	X 100
	6,200 ac		
		Cond Ad Valorem SPI R	Tax Value Notes
		95 100	67,700 8,400 0 N 67,700 ROW
			8,400 0 N 8,400
			76,100 76,100

Site: AVERAGE Driveway: DIRT Road: DIRT
 LAST REVALUATION: 2014



PICTURE

OWNER

KONOPKO CHRISTINA & MICHAEL

39 BASSETT DR

BARRINGTON, NH 03825

TAXABLE DISTRICTS

District Percentage

BUILDING DETAILS

Model: 100 STORY FRAME LOG HOUSE

Roof: GABLE HIP/ASPHALT

Exe: LOGS

Int: DRYWALL/LOG

Floor: CARPET

Heat: OIL/FA DUCTED

Bedrooms: 2 Baths: 1.0

Extra Kitchens: Fixtures: 3

A/C: No Fireplaces:

Quality: A1 AVG+10 Generators:

Com. Wall:

Size Adj: 1.2050

Base Rate: RSA 98.00

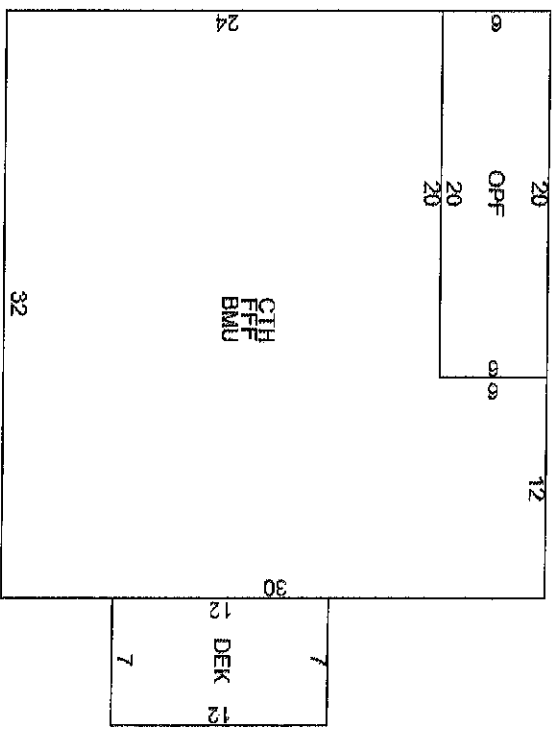
Bldg. Rate: 1.2697

Sq. Foot Cost: \$124.43

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj. Effect
DEK	DECK/ENTRANCE	84	0.10
CTH	CATHEDRAL	840	0.10
FFF	FST FLR FIN	840	1.00
BMU	BSMNT	840	0.15
OPF	OPEN PORCH FIN	120	0.25
		2,724	1,088

SHEDS& LEANTOS



NATURAL

GARAGE

2014 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 135,380
Year Built:	1987
Condition For Age:	GOOD
Physical:	10 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	10 %
Building Value:	\$ 121,800