

**To:** The Select Board and Planning Board  
**From:** Peter Cook  
**Date:** February 19, 2019  
**Re:** Building Permit 476 Mica Point Road Map 118-0080

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On Tuesday February 19, 2019 I went out to inspect Mica Point Road for a building permit. It is an existing House and driveway, so it will not add any additional traffic to the road. The problem is the road is snow covered, and I was unable to take measurements or view the condition of the road. It would be my suggestion to grant a permanent building permit and conduct the road inspection come spring time when the snow has melted. If the Board approves this building permit, Mr. Bennett will be responsible to fix any damage to the road due to the construction traffic. I would also recommend Mr. Bennett join the Road Association to help with the future repairs and maintenance of Mica Point Road.

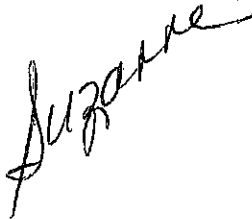
Respectfully,  
Peter Cook  
Road Agent

PC:eep

# MEMO

**TO:** Peter Cook

**FROM:** Suzanne McNeil



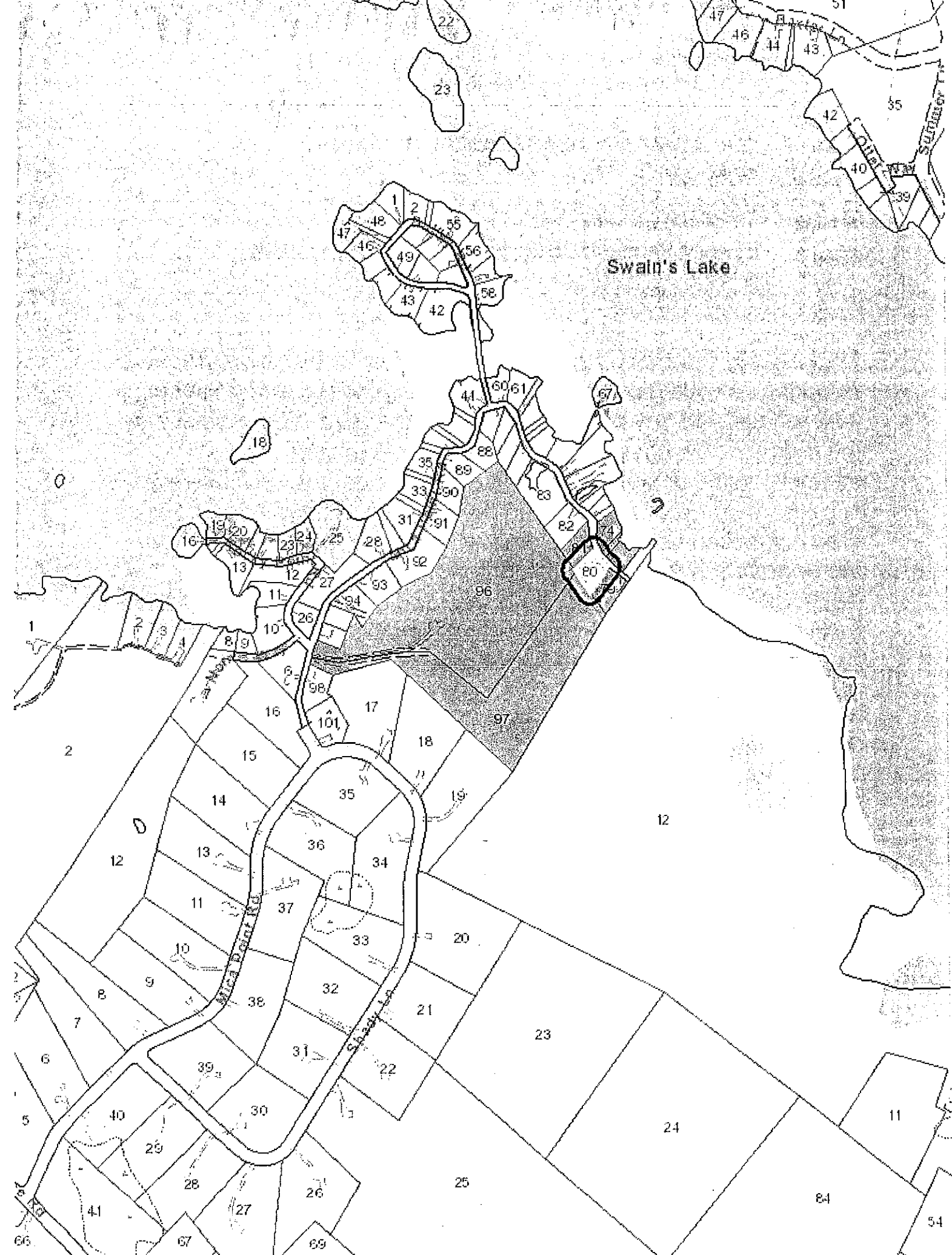
**RE:** Oliver Bennett  
476 Mica Point Road – 118-0080

**DATE:** January 30, 2019

The above captioned property owners have applied for a building permit to tear down an existing structure and replace it with a new modular unit. I have attached a map of the property. Please inspect the road according to the Private Road Agreement in preparation for their public hearing.

:swm

Enc.



Swain's Lake

Cedar Point Rd

Sandy Ln

SUNNYSIDE

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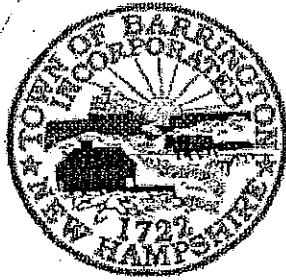
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# Major Building Permit Application

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

Issue Date: 1-30-19  
 Permit #:  
 (This area for office use only)  
 Map # 118  
 Lot # 80  
 Block # \_\_\_\_\_  
 Zoning \_\_\_\_\_

Location of Construction (Address): 476 Mica Pt Rd.  
 Property Owner: OLIVER K. Bennett Home Phone: 603-664-7910  
 Mailing Address: 476 Mica Pt. Rd. Cell Phone: 603-507-9430  
 City: Barrington State: NH Zip Code: 03825 Daytime Phone: 603-817-4666  
 Email Address: zkbar7@yahoo.com (work cell)

Contractor: Royce Wright (LWW Construction) Phone: 603-312-0388  
 Mailing Address: 116 Labrador Rd Cell #: \_\_\_\_\_  
 City: Barrington State: NH Zip Code: 03835  
 Email Address: rwusr@metrocast.net

Cost of Construction: 229,204.97 Building Inspectors Estimated Cost of Construction: \_\_\_\_\_  
 Permit Fee: \_\_\_\_\_ 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)

Proposed Construction is for: (check only one)

|  |   |
|--|---|
| <input checked="" type="checkbox"/> New Single-Family Dwelling | <input type="checkbox"/> New Commercial Structure |
| <input type="checkbox"/> New Two-Family Home                   | <input type="checkbox"/> Commercial Addition      |
| <input type="checkbox"/> New Multi-Family Dwelling             | <input type="checkbox"/> Commercial Alteration    |
| <input type="checkbox"/> Replacement / New Mobile Home         | <input type="checkbox"/> Other: _____             |

Description of work to be performed: modular plan as presented

Proposed Use: resident

| Property & Setback Information          |        |   |   |
|---|--------|---|---|
| Setbacks from Lot Line to Construction: |        | Subsurface Disposal Information:  | Total Square Footage of Proposed Building:  |
| Front:                                  | Right: | Septic System Design Approval Number.   | Site Located In "Special Flood Hazard Area":<br>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                     |
| Rear:                                   | Left:  |   | Site Located In Shoreland Protection Zone:<br>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                       |
| Lot Size:                               |        | If Using Existing System, Is Design More Than 20 Yrs. Old:<br>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Subdivision Approval # _____<br>Subdivision Name: _____<br>Site Plan Approval: Yes <input type="checkbox"/> No <input type="checkbox"/> |

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# R W W CONSTRUCTION

*Affordable Quality*  
603 - 312 - 0388

**Royce Wright**  
116 Labrador Rd.  
Farmington NH 03835

**August 13, 2018**

**Oliver Bennett**  
476 Mica Point Rd  
Barrington NH 03825

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## PROPOSAL

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### 2nd floor

- Place R-25 fiberglass insulation in all walls and basement ceiling. Place R-38 fiberglass insulation in ceiling. **\$1600**
- Framing for 2 bedrooms and 1 full closet with blindfold door. **\$3500**
- Place ½ sheetrock on walls and ceilings in bedrooms. Place MB sheetrock in entire bathroom walls and ceiling. Tape, 3 coats, sand to smooth finish. **\$7000**
- Prime and paint walls, ceilings, doors and trim if needed. **\$3250**
- Place door, baseboard, and window trim will match first floor best as possible. Place 2 bedroom doors and 1 bathroom door. **\$2750**
- Flooring allowance for 2nd floor. **\$4000**

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**Total      \$22,100.00**

# R W W CONSTRUCTION

*Affordable Quality*

603 - 312 - 0388

Royce Wright  
116 Labrador Rd.  
Farmington NH 03835

July 6, 2018

Oliver Bennett  
476 Mica Point Rd  
Barrington NH.  
664-7910 Her# 332-0944

## PROPOSAL

Proposed for the following scope of work

### Demolition, Foundation, and site work.

- Complete demo on existing structure
- Complete demo on concrete foundation
- Set grades and Prep for new foundation
- Place ¾" stone on subgrade for footings and basement walls
- Place 4" pipe and stone for perimeter drainage if possible
- if not possible it will include a sump pump set up to drainage
- NO LEDGE OR BLASTING COST IS INCLUDED IN THIS PROPOSAL
- Pour a concrete footing to code for basement walls for a 28 X 36 House
- Place 8" X 8" walls if possible, as stated above
- Place metal bulkhead doors with stairs to basement
- Frame and install 36" insulated steel door at bottom of bulkhead opening
- Cap concrete wall with foam insulation under sill plate
- Place a 2" X 6" Pressure treated sill bolted to the top of foundation 128'
- Tar entire outside of basement to grade level
- Pour a 4" finished concrete floor for basement with fiber mesh

**Total amount for this scope of work                      \$ 39680.00**

### 2<sup>nd</sup> floor of 28 X 36 Cape to be finished to living space

- Place all electrical wiring, outlets, plugs, switches and ceiling lighting/fan
- Place R-25 Fiberglass insulation in all walls and basement ceiling
- Place R-38 fiberglass insulation in ceiling area
- Frame for 2 bedrooms and 1 full bathroom
- Place ½ sheetrock on all walls and ceilings in bedrooms
- Place full size shower 5' X 36" in 2<sup>nd</sup> floor bathroom
- Place toilet, & sink in said bathroom
- Place MB Sheetrock in entire bathroom walls and ceiling
- Tape, 3 coats, sand to smooth finish, prime and paint
- Place a 36" vanity
- Build one linen closet with bifold door
- Doors, baseboard and window trim will match 1<sup>st</sup> floor best as possible
- Bathroom Flooring will be sheet vinyl, no flooring listed for bedrooms
- Finished Stairs to 2<sup>nd</sup> floor will be determined

**Total amount for 2<sup>nd</sup> floor to be Completed & finished                      \$ 33800.00**

**Electrical for second floor**

- Run all wall outlets to code
- Run all lighting, switches, and smoke/carbon monoxide detectors to code
- Run GFCI outlet for bathroom
- Run cable to both bedrooms
- All covers, and switches will match existing 1st floor

**Amount for 2nd floor electrical \$ 5200.00**

**Plumbing for second floor**

- Plumb for one full bathroom
- Connect to existing stubbed off from first floor
- Place a fiberglass tub/shower combo
- Place a 36" vanity with sink
- Complete all feed water and waste water
- Place a standard toilet
- Place vent where necessary
- All will be to code

**Amount for 2<sup>nd</sup> floor Plumbing \$6500.00**

**Exterior deck/stairs**

- Build two PT 5' X 4' landing with stairs
- Place railings and balusters
- Closed risers with PT treads
- Upright supports will be on concrete blocks

**Amount for both entry landings & stairs \$ 1800.00**

**Total amount for all work stated in this proposal \$ 86980.00**

RWW Construction will be responsible for all labor and material for proper placement of all work stated in this proposal and/or contract. All waste, debris, and other unsuitable material will be removed from site by RWW Construction. All/any work performed not stated in this proposal will be billed out at \$45.00 per hr. per man. And the cost of all materials plus 15% for overhead and profit, unless otherwise agreed to by both parties within a reasonable time frame before work is performed. If the proposal is not accepted within a 30-Day time frame, Cost is subject to change. All the above-mentioned specifications are not meant to include all materials for the project, but simply a summary of what needs to be repaired or built. Also, the contractor must take into consideration applicable codes, regulations, and typical construction practices for the area when ordering, designing, and layout for the exterior and interior of the work. And reserve the right to make any necessary substitutions or changes as needed, without losing any structural integrity or Quality.

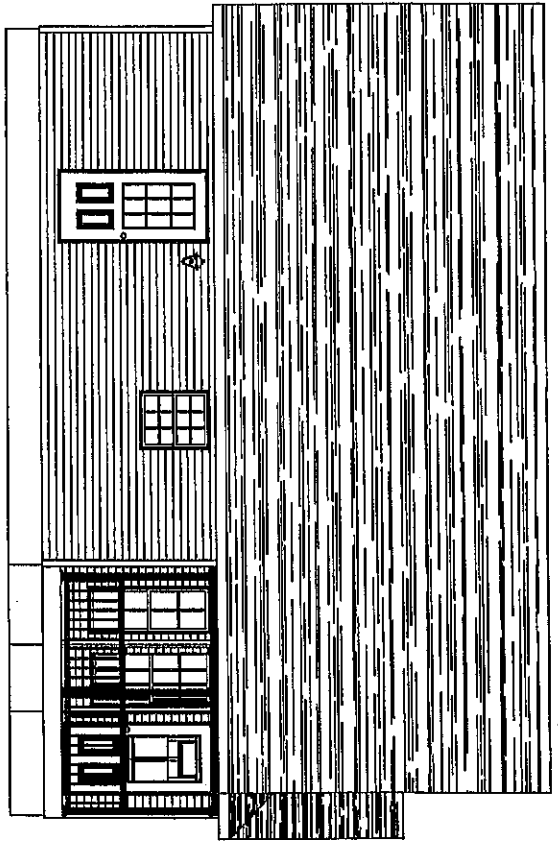
**We agree to all terms of Proposal** \_\_\_\_\_/\_\_\_\_/\_\_\_\_

\_\_\_\_\_/\_\_\_\_/\_\_\_\_

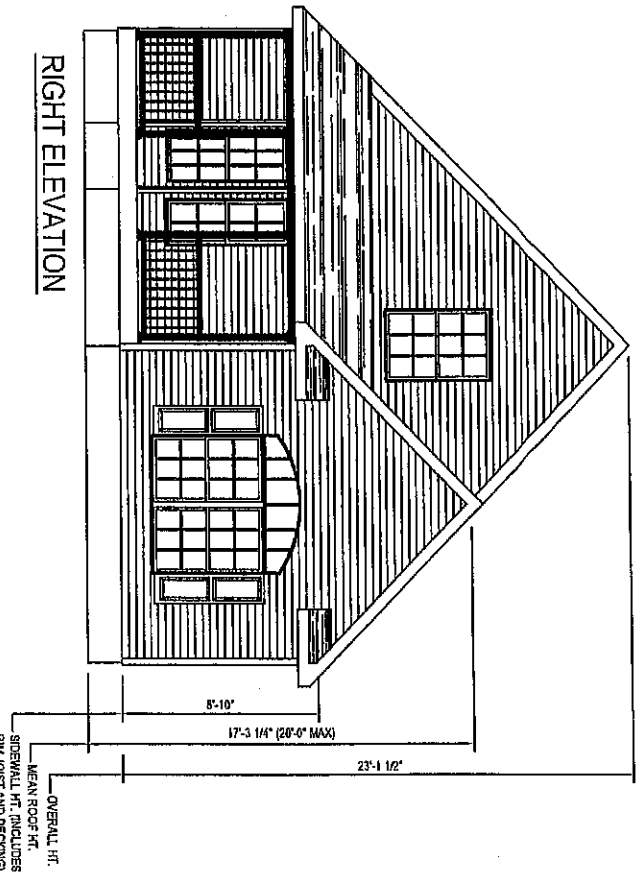
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NOTE: This is an artistic rendering, building materials may be optional or differ from what is shown.

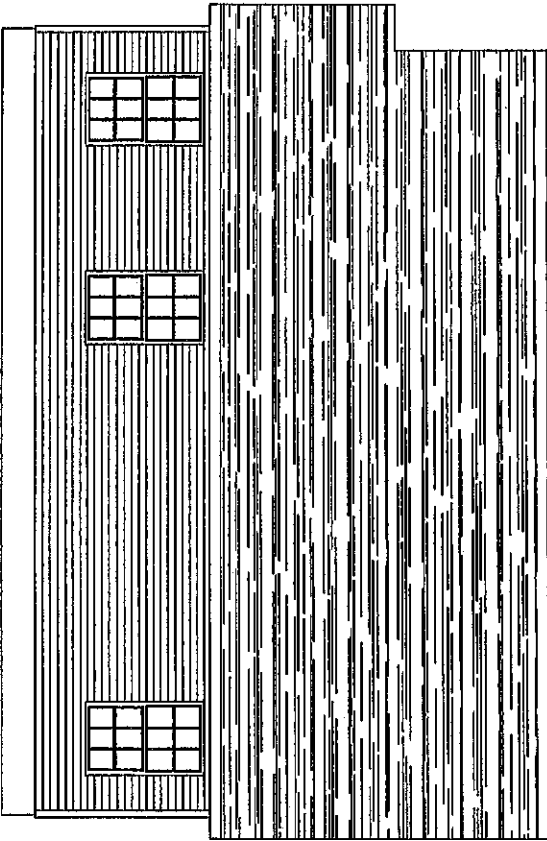
FRONT ELEVATION



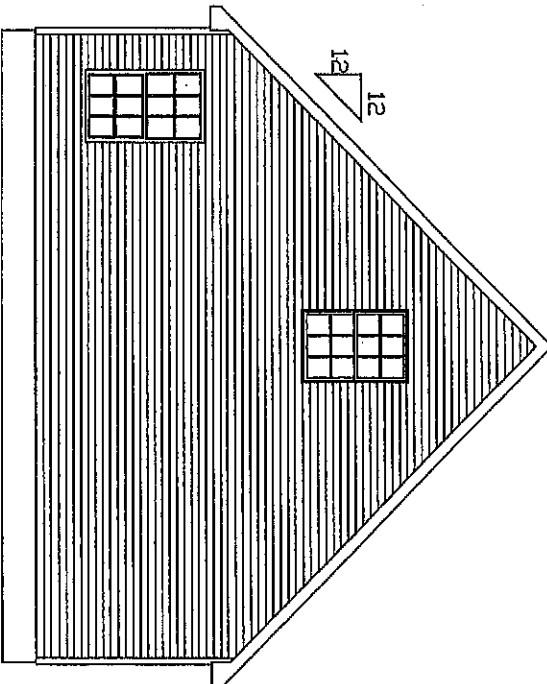
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



Title: Elevations

Builder: Pennwest Homes  
 Callout: 2834

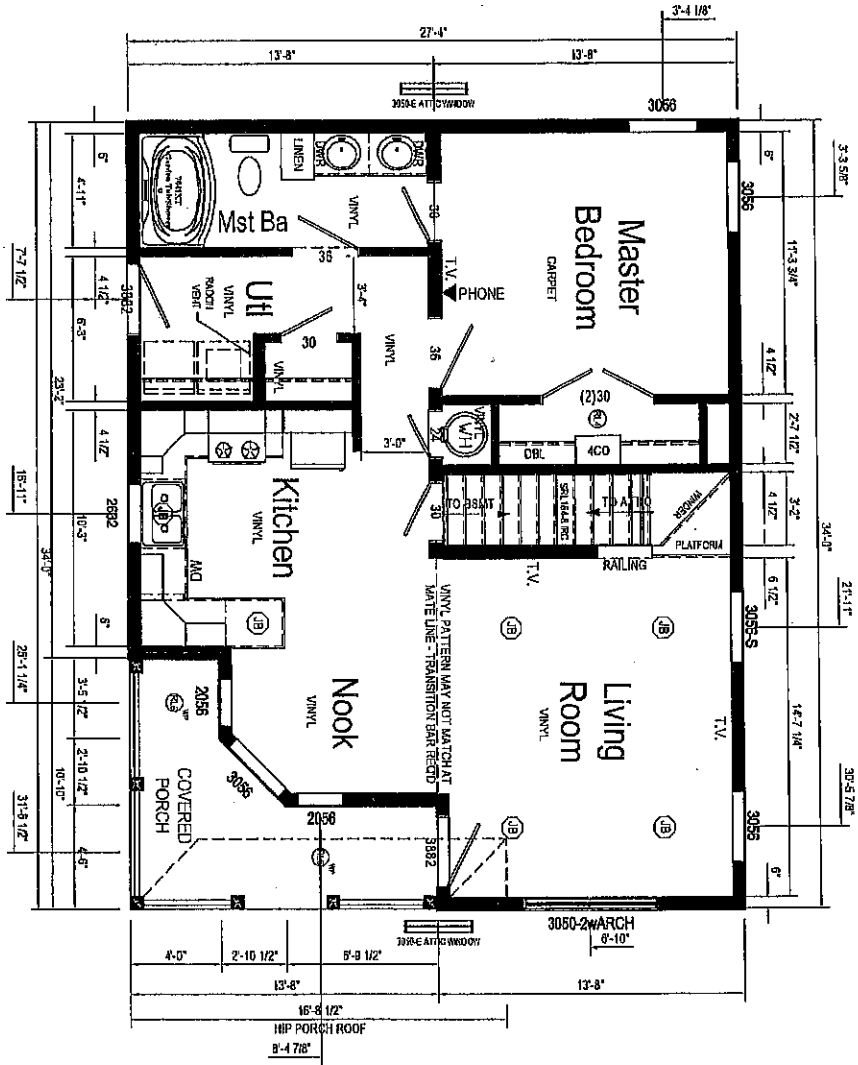
| Revisions | Date | Number |
|-----------|------|--------|
|           |      |        |
|           |      |        |
|           |      |        |

Scale: N.T.S.  
 Drawn By: KM  
 Date: 09/07/2018  
 Reference: NA

Client: Bennett  
 Designer: Schlavé  
 S.N.:



NOTE: This home may require wall bracing tie-downs depending on wind/seismic design. Please refer to the permit set for tie-down loads and locations if applicable. Some areas of the exterior wall sheathing may be shipped loose to allow access for tie-down installation. All tie-down designs are by others.



# HP108-AC23 2834 Approx. 839 Sq. Ft.

|               |                |       |
|---------------|----------------|-------|
| Builder:      | Pennwest Homes |       |
| Title:        | Literature     |       |
| Callout:      | 2834           |       |
| Revisions:    | Number:        | Date: |
| Scale:        |                |       |
| 1/8" = 1'-0"  |                |       |
| Drawn By:     | KM             |       |
| Date:         | 09/07/2018     |       |
| Reference:    | NA             |       |
| Cust. Name:   | Barnett        |       |
| Dir. Name:    | Schavi         |       |
| Modeling No.: | HP108-AC23     |       |
| Pg.:          | LIT            |       |

|            |               |                    |                |
|------------|---------------|--------------------|----------------|
| Paddle Fan | Ceiling Light | Exterior Light     | Staircase      |
| Window     | Cabinet       | Recessed LED Light | Interior Light |
| Door       | TV            | Silliam            | Thermal        |
| Sink       | Refrigerator  | Recessed LED Light | Staircase      |
| Toilet     | TV            | Silliam            | Thermal        |
| Bathtub    | Refrigerator  | Recessed LED Light | Staircase      |
| Shower     | TV            | Silliam            | Thermal        |
| Vanity     | Refrigerator  | Recessed LED Light | Staircase      |

Stairway:  
 Riser HT.: 8 1/4" Max.  
 Tread Depth: 9" Min.  
 Head Room: 80" Min.

Note: The Stairwell geometry in this home has been designed to the criteria above. If IRC geometry is required or desired, please contact Pennwest for plan adjustments.



The State of New Hampshire  
Department of Environmental Services



Robert R. Scott, Commissioner

**APPROVAL FOR CONSTRUCTION  
OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)**

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

**APPLICATION APPROVAL DATE:** 1/24/2019

**APPROVAL NUMBER:** eCA2019012414

**I. PROPERTY INFORMATION**

**Address:** 476 MICA POINT ROAD  
BARRINGTON NH 03825  
**Subdivision Approval No.:** PRE-1967  
**Subdivision Name:**  
**County:** STRAFFORD  
**Tax Map/Lot No.:** 118/80

**II. OWNER INFORMATION**

**Name:** OLIVER K BENNETT  
**Address:** 476 MICA POINT ROAD  
BARRINGTON NH 03825

**III. APPLICANT INFORMATION**

**Name:** MICHAEL A GROOVER  
**Address:** 455 HALL RD  
BARRINGTON NH 03825

**IV. DESIGNER INFORMATION**

**Name:** MICHAEL A GROOVER  
**Address:** 455 HALL RD  
BARRINGTON NH 03825  
**Permit No.:** 00133

**V. SPECIFIC TERMS AND CONDITIONS:** Applicable to this Approval for Construction

**A. TYPE OF SYSTEM:** ADVANCED ENVIRO-SEPTIC

**B. NO. OF BEDROOMS:** 2

**C. APPROVED FLOW:** 300 GPD

**D. OTHER CONDITIONS AND WAIVERS:**

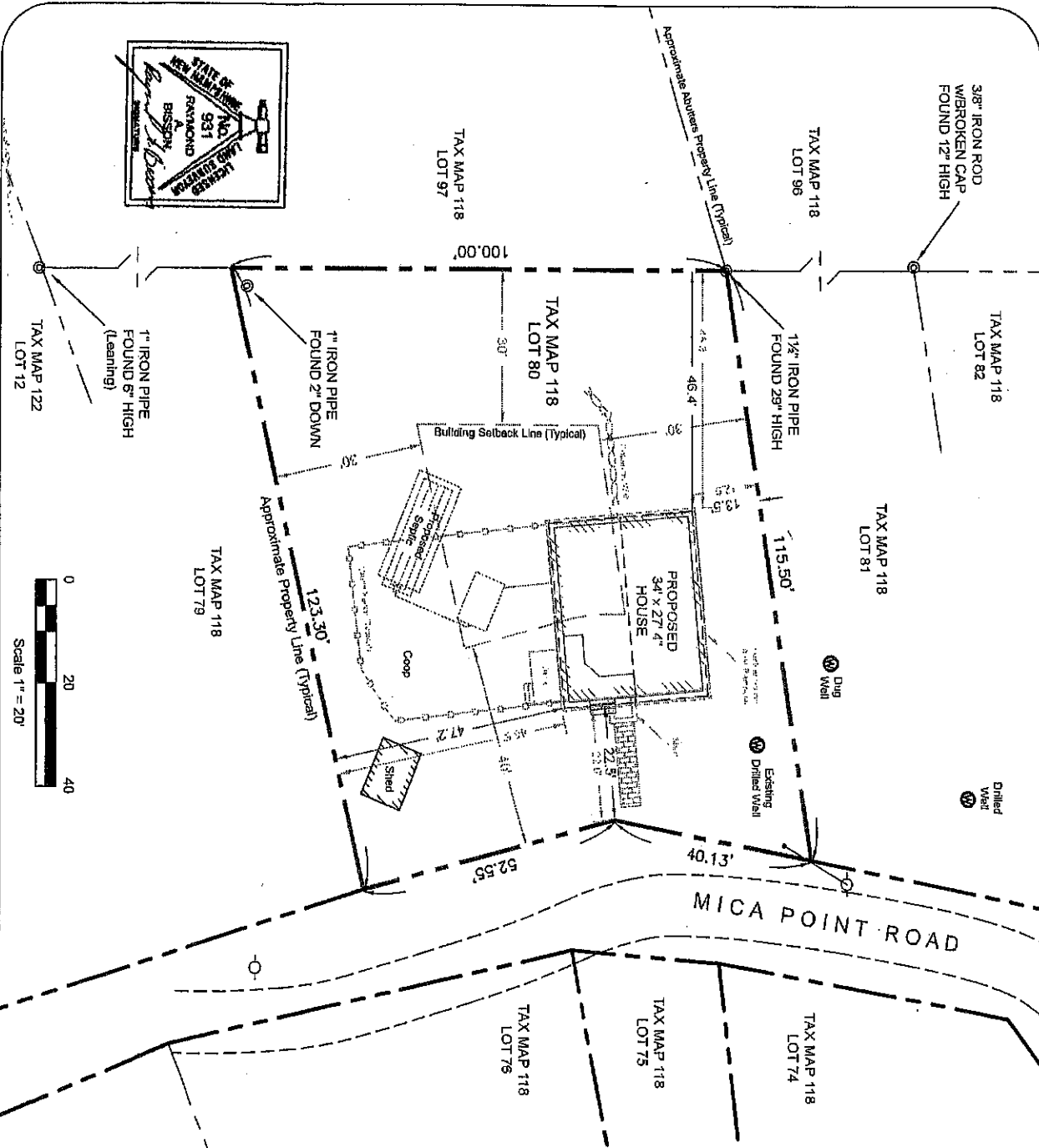
1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. All activity shall be in accordance with RSA 483-B, the Shoreland Water Quality Protection Act.
3. No waivers have been approved.

**Eric J. Thomas**  
Subsurface Systems Bureau

DES Web Site: [www.des.nh.gov](http://www.des.nh.gov)

P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095

Telephone: (603) 271-3503 Fax: (603) 271-6683 TDD Access: Relay NH 1-800-735-2964



3/8" IRON ROD  
W/BROKEN CAP  
FOUND 12" HIGH

TAX MAP 118  
LOT 82

TAX MAP 118  
LOT 81

TAX MAP 118  
LOT 98

1 1/2" IRON PIPE  
FOUND 29" HIGH

TAX MAP 118  
LOT 97

TAX MAP 118  
LOT 80

TAX MAP 122  
LOT 12

1" IRON PIPE  
FOUND 6" HIGH  
(Leaning)

TAX MAP 118  
LOT 79

TAX MAP 118  
LOT 75

TAX MAP 118  
LOT 74


TAX MAP 118  
LOT 76

MICA POINT ROAD

**PROPOSED SITE PLAN**

Located at:  
476 Mica Point Road  
Barrington, Strafford County, New Hampshire

For:  
**Oliver K. Bennett**  
476 Mica Point Road  
Barristead, NH 03225



**Sonevall**  
SURVEYING

Licensed in New Hampshire & Maine  
P.O. Box 458, Barrington, NH 03825  
t (603) 664-3900 www.StoneWallSurveying.com

|   |                  |
|---|------------------|
| TAX MAP & LOT NO:<br>Tax Map 118 Lot 80 | DRAWING NO.:     |
| SCALE:<br>1" = 20'                      | SHEET:<br>1 of 1 |
| PROJECT NO.:                            | DATE:            |
| 19004 Existing Site Plan                | 12/25/2019       |



**PLAN REFERENCE:**  
PLAN OF CAMP LOTS, MYRON F. PEABODY, SWAINS POND, BARRINGTON, NH, PREPARED BY GRANT L. DAVIS DATED MAY 1955 AND RECORDED AT S.C.R.D. IN POKKET 4 FOLDER 1 PLAN 78.

**NOTES:**  
1. OWNER OF RECORD:  
TAX MAP 118 LOTS 75 & 80  
OLIVER K. BENNETT  
S.C.R.D. BOOK 2182 PAGE 535  
DATED DECEMBER 5, 1997

2. TOTAL PARCEL AREA:  
TAX MAP 118 LOTS 80  
10,750 Square Feet  
0.29 Acres

3. ZONE: GENERAL RESIDENTIAL  
SETBACKS:  
FRONT: 40 Feet  
SIDE: 30 Feet  
REAR: 30 Feet

4. THIS IS NOT A STANDARD PROPERTY SURVEY. THE PROPERTY LINES SHOWN ARE APPROXIMATE ONLY.

5. NO WETLANDS HAVE BEEN DELINEATED AT THIS TIME.

6. PROPOSED SEPTIC SYSTEM DESIGNED BY GEOORER SEPTIC DESIGN, FILE NO. 1901 DATED JANUARY 22, 2019.

**OWNER INFORMATION** **SALES HISTORY** **PICTURE**

476 MICA PT RD

BARRINGTON, NH 03825

**LISTING HISTORY** **NOTES**

| Date     | Book | Page | Type | Price | Grantor |
|----------|------|------|------|-------|---------|
| 07/17/15 | CWCM |      |      |       |         |
| 07/30/14 | MWR  |      |      |       |         |
| 12/30/10 | RRM  |      |      |       |         |
| 12/28/06 | SSRM |      |      |       |         |

OLD MAP & LOT # 010-000D-0084/PRIVATE WTR SUPPLY & SEPTIC/ LAND= WET IN REAR OF DWL, SMALL FENCED IN YARD (P/K/A 58 MICA PT RD) 7/15- BE AWARE OF FREE RANGE CHICKENS WHEN DRIVING NEAR PROP. WINDS NEWER, RE/SIDES AVG, LEFT CARD, YARD IS PARTIALLY FENCED, OVERALL EXT AVG FOR AGE, ADJ SHED.

**EXTRA FEATURE VALUATION** **MUNICIPAL SOFTWARE AVAILAR**

| Feature Type | Units | Length x Width | Size Adj | Rate  | Cond | Market Value | Notes |
|--------------|-------|----------------|----------|-------|------|--------------|-------|
| SHED WOOD    | 96    | 8 x 12         | 227      | 10.50 | 50   | 1,144        | 1,100 |

**BARRINGTON ASSESSING OFFICE**

**PARCEL TOTAL TAXABLE VALUE**

| Year                     | Building  | Features | Land      |
|--------------------------|-----------|----------|-----------|
| 2017                     | \$ 69,400 | \$ 1,100 | \$ 80,500 |
| Parcel Total: \$ 151,000 |           |          |           |
| 2018                     | \$ 69,400 | \$ 1,100 | \$ 80,500 |
| Parcel Total: \$ 151,000 |           |          |           |
| 2019                     | \$ 69,400 | \$ 1,100 | \$ 80,500 |
| Parcel Total: \$ 151,000 |           |          |           |

**LAND VALUATION** **LAST REVALUATION: 2014**

Zone: SWAIN'S LAKE 1 BACK Minimum Acreage: 2.00 Minimum Frontage: 200 Site: Driveway: DIRT Road: PAVED  
 Land Type: IF RES Units: 0.250 ac Base Rate: 73,200 I NC Adj: 100 Site: 100 Road DWay: 100 Topography: Cond: 110 Ad Valorem: 80,500 SPI R: 0 N Tax Value Notes: 80,500 WTR VIEW  
 0.250 ac 80,500

