

# Project Application

## Land Use Department

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

238-11-V-19-SR  
 Case Number: \_\_\_\_\_

Project Name: Peddler's Wagon / Garrison Hill Glass Date 10/22/19

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 \_\_\_  
 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: Peddler's Wagon / Garrison Hill Glass Area (Acres or S.F) 1.8 (78,408)  
 Project Address: 535 Franklin Pierce Highway  
 Current Zoning District(s): Rural (Village) Map(s) 000238 Lot(s) 000011  
 Request: To open a home occupation & home business in one shop, in a garage attached by a solid roof to the main house.

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: Sharyl Murphy & Jerry Murphy & Wayne Miller 1784 Post Rd Wells, Maine 04090  
 Company 535 Franklin Pierce LLC  
 Phone: 603-502-2015 Fax: \_\_\_\_\_ E-mail: sagefarm1@gmail.com  
 Address: 5 Exeter Road, North Hampton, NH 03862

Applicant (Contact): Sharyl Murphy  
 Company 535 Franklin Pierce LLC  
 Phone: 603-502-2015 Sharyl's Fax: \_\_\_\_\_ E-mail: sagefarm1@gmail.com  
 Address: 5 Exeter Road, North Hampton, NH 03862

Developer: \_\_\_\_\_  
 Company \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Address: \_\_\_\_\_

Architect: \_\_\_\_\_  
 Company \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Address: \_\_\_\_\_

Engineer: \_\_\_\_\_  
 Company \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Address: \_\_\_\_\_

Sharyl Murphy Owner Signature  
Barbara Duine Staff Signature  
Sharyl Murphy Applicant Signature  
10/22/2019 Date  
Jerald Murphy LAND USE OFFICE

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**TOWN OF BARRINGTON - LAND USE DEPARTMENT**

**PROJECT NARRATIVE**

PROJECT NAME Redden's Wagon / Garrison Hill CASE FILE NUMBER 238-11-1-19-SR

PROJECT LOCATION 535 Franklin <sup>Stass</sup> Pierce Highway

DATE OF APPLICATION \_\_\_\_\_

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: Rural, Village Lot Area Size 1.8 acres (78,408) sq. feet

Setbacks: Front \_\_\_\_\_ Side \_\_\_\_\_ Rear \_\_\_\_\_

Parking Spaces Required: \_\_\_\_\_ Parking Spaces Provided: \_\_\_\_\_

Please describe your project and its purpose and intent. You may attach a typed description.

See attached

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# TOWN OF BARRINGTON- LAND USE DEPARTMENT

## PROJECT NARRATIVE

Project Name: Garrison Hill Glass & Peddlers Wagon

Case File Number 238-11-V-19-SR

Project Location: 535 Franklin Pierce Highway

Date of Application: November 22<sup>nd</sup>, 2019

Property Details:

Single Family, Residential

Zoning Rural (Village District)

This proposal is to allow a home business (and/or a home occupation) in a structure that is attached by a solid roof. The garage will be renovated to have heat and electric suitable to run this business

There is one box truck that belongs to us, that will be parked on site.

We have received a driveway permit from the state of New Hampshire and when we applied, we listed both the glass shop and the antique/vintage shop on our application to the DOT.

For over 27 years we have run this business as two entities. We service customers at one counter and they enter through one door, into one the single shop

The driveway is suitable for parking cars while customers are in the shop. The glass shop generally goes out to customers homes to do the work. Customers do stop in to drop off screens to be repaired and have glass or mirrors replaced but that traffic is minimal.

We do require one sign to list both services we offer.

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Applicant 535 Franklin Pierce LLC Map/Lot# 238/11 Case# 238-11-V-19-SR

**Site Review Application Checklist  
Barrington Planning Board**

This checklist is intended to assist applicants in preparing a complete application for site review as required by the Barrington Site Review Regulations and must be submitted along with all site review applications. An applicant seeking site review approval shall be responsible for all requirements specified in the Barrington Site Review Regulations even if said requirements are omitted from this checklist.

An applicant seeking site review approval shall be responsible for providing all the information listed in the column below entitled "Site Review" and should place an "x" in each box to indicate that this information has been provided

SITE REVIEW APPLICATION CHECKLIST	Site Review		Waiver(s)
	Provided	NA	
Check the Appropriate Boxes below:			
<b>Section I. General Requirements</b>			
1. Completed Application Form (2.5.1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Complete abutters list (2.6.3 (5) or 2.5.1 (6))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Payment of all required fees (2.6.3 (4) or 2.5.1 (5))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Three (3) full size sets of plans and twelve (12) sets of plans 11" by 17", submitted with all required information in accordance with the site review regulations and this checklist (2.6.3 (6) or 2.5.1 (7))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Copies of any proposed easement deeds, protective covenants or other legal documents (3.9.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Any waiver request(s) submitted with justification in writing (3.9.8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Completed Application Checklist (2.5.1 (3))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Section II. General Plan Information</b>			
1. Size and presentation of sheet(s) per registry requirements and the site review regulations (3.1.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Title block information: (3.2.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Drawing title (3.2.1 (1))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Name of site plan (3.2.1 (2))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Location of site plan (3.2.1 (3))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Tax map & lot numbers of subject parcel(s) (3.2.1 (4))	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
e. Name & address of owner(s) (3.2.1 (5))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Date of plan (3.2.1 (6))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g. Scale of plan (3.2.1 (7))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
h. Sheet number (3.2.1 (8))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
i. Name, address, & telephone number of design firm (3.2.1 (9))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
j. Name and address of Applicant (3.2.1 (10))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Revision block with provision for amendment dates (3.2.3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Planning Board approval block provided on each sheet to be recorded (3.2.2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Certification block (for engineer or surveyor) (3.1.1)	<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 (3.2.10 (4))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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SITE REVIEW APPLICATION CHECKLIST	Site Review		Waiver(s)
	Provided	NA	
Check the Appropriate Boxes below:			
8. Minimum lot area, frontage & setbacks dimensions required for district(s) <b>3.2.10(5)</b>	<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 <b>(3.2.10 (12) )</b>			
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." <b>(3.2.10 (16) )</b>	<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." <b>(3.2.10(17))</b>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	
13. Note the following: "All materials and methods of construction shall conform to Town of Barrington Site Review Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction." <b>(3.2.10 (18) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. North arrow <b>( 3.2.5 )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
15. Floodplains-Location and elevation(s) of one-hundred (100)-year flood zone per FEMA Flood Insurance Study or as determined by drainage study <b>(3.3 (18) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Plan and deed references <b>(3.2.6)</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. The following notes shall be provided:	<input type="checkbox"/>	<input type="checkbox"/>	
a. Purpose of plan <b>(3.2.10 (1) )</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Existing and proposed use <b>(3.2.10 (6) )</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Water Supply source (name of provider (company) if offsite) <b>(3.2.10 (10) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Zoning variances/special exceptions with conditions <b>(3.2.10 (11) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. List of required permits and permit approval numbers <b>(3.2.10 (13) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Vicinity sketch showing 1,000 feet surrounding the site <b>(3.2.8)</b>	<input type="checkbox"/>	<input type="checkbox"/>	
g. Plan index indicating all sheets <b>(3.2.9)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
18. Boundaries-existing lot boundary defined by metes and bounds <b>(3.3 (1) )</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
19. Boundary monuments <b>(3.3 (4) )</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Monuments found <b>(4.2)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Map number and lot number, name addresses, and zoning of all abutting land owners <b>(3.3 (5) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Monuments to be set <b>(3.3 (4) &amp; 4.2 )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
20. Existing streets: <b>(3.3 (6) )</b>	<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) <b>(3.3 (7) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
22. Existing easements (identified by type) <b>( 3.3 (8) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Drainage easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Slope easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Utility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Temporary easement(s) (Such as temporary turnaround)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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SITE REVIEW APPLICATION CHECKLIST	Site Review		Waiver(s)
	Provided	NA	
Check the Appropriate Boxes below:			
e. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/
f. Vehicular & pedestrian access easements(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/
g. Visibility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/
h. Fire pond/cistern(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/
i. Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/
j. Walking trail easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/
a) Other easement(s) Note type(s)	<input type="checkbox"/>	<input checked="" 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 being developed (in acres & square feet): (3.3 (9) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/
a. Existing lot(s) (3.3 (9) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/
b. Contiguous upland(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/
25. Wetland delineation (including Prime Wetlands): (3.3 (13) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/
a. Limits of wetlands (3.3 (13) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/
b. Wetland delineation criteria (3.3 (13) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/
c. Wetland Scientist certification (3.3 (13) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/
26. Owner's signature(s) (3.3 (14) )	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	/
27. All required setbacks (3.3 (15) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/
28. Physical features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/
a. Buildings (3.3 (21) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/
b. Wells (3.3 (16) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/
c. Septic systems (3.3 (16) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/
d. Stone walls (3.3 (16) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/
e. Paved drives (3.3 (16) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/
f. Gravel drives (3.3 (16) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/
29. Location & name (if any) of any streams or water bodies (3.3 (17) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/
30. Location of existing overhead utility lines, poles, towers, etc. (3.3 (19) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/
31. Two-foot contour interval topography shown over all subject parcel (3.3 (3) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/
32. Map & Lot #s, name, addresses, & zoning of all abutting land owners (3.3 (5) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/
33.	<input type="checkbox"/>	<input type="checkbox"/>	

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APPLICATION AGREEMENT

I hereby apply for Site 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 Site Plan Review 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 site plan review.
- 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 \_\_\_\_\_ The owners, by the communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: Shane Murphy Dr. Paul Murphy Wynne Meller

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 person 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: Shayl Murphy

**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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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 Garrison Hill Glass / Peddler's Wagon

Address of Property 535 Franklin Pierce Highway Barrington, NH

Tax Map 238 Lot 11 Zoning District(s) Village Overlay N/A Total Area of Site 1.8 acres

Name of Applicant/Agent Shayl & Jerry Murphy & Wayne Miller

Mailing Address of Applicant/Agent Shayl Murphy 5 Exeter Rd North

Telephone: 603.502.2015 Email: sagefarm1@gmail.com Fax: N/A N. Hampton NH

Name of Property Owner 535 Franklin Pierce, LLC 03862

Mailing Address of Property Owner Shayl Murphy 5 Exeter Road N. Hampton NH

Telephone: 603.502.2015 Email: sagefarm1@gmail.com Fax: N/A 03862

Letter of Authorization Provided N/A egmail.com

Signature of Owner Shayl Murphy, Jerry Murphy, Wayne Miller

Deed Provided \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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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.  
Garage currently exists.

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.

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3. The building, structure or use will not materially endanger the public health or safety.  
No

4. The building, structure or use will not substantially de-value abutting property.  
No

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.  
Yes,

6. The building, structure or use will not have a substantial adverse impact on highway or pedestrian safety.

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7. The building, structure or use will not have a substantial adverse impact on the natural and environmental resources of the town.

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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.

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9. Where deemed necessary when considering an application for Conditional Use approval, the Planning Board may require that adequate visual buffers be established.

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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
Owner Signature	Date
Owner Signature <i>Barbara Arvine</i>	Date <i>10/22/2019</i>
Staff Signature	Date

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**Describe in detail all existing uses and structures on the subject property:**

This is a single family, residential home. This is a cape style house connected by a solid roof to a porch/deck which is then connected to an oversized garage by the same single roof.

**Describe in detail all proposed uses, structures, construction, or modifications requiring a CUP:**

The existing use will remain the same. The proposed use for the garage is to become the shop space. We would renovate the garage and add heat and additional appropriate electrical service. The CUP is requested to allow for the Glass Shop/Antique Business in a structure that already exists and is attached by a roof to the house. The exterior appearance will be similar if not the same as it currently presents.

**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.**

- 1. The building structure or use is specifically authorized under the terms of this Ordinance.**  
The building or structure is attached to the garage by a roof (as opposed to walls), and home based businesses are allowed in this zone. We are located in the village district, however, a CUP is required to allow our business, (run as two entities), to exist.
- 2. If completed, the development in this proposed location will comply with all requirements the particular building, structure or use.**  
The garage has been in existence since approximately 1967 and meets all zoning requirements. No changes to the structures 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 code enforcement officer will assure all internal improvements meet code.
- 4. The building structure or use will not substantially de-value the 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 garage will continue to look the same as it has for years in color, structure, design and location. The only changes to the outside of the garage will be appropriate entry doors to the shop, and window upgrades.
- 6. The building, structure or use will not have a substantial adverse impact on highway or pedestrian safety.**  
We have applied for and received approval from NHDOT, for this proposed use. There will be minimal impact on traffic and 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 on the resources of the town by this proposal.
- 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.**  
No public expenditures are needed.

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9. **Where deemed necessary when considering an application for Conditional Use approval, the Planning Board may require that adequate visual buffers be established.**  
The garage is almost invisible from the road, given its' placement behind the house and its position to the road. There are also many trees on the property that act as a visual buffer.

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E-Doc # 190006978  
Book 4660 Page 408

06/10/2019 10:16:21 AM  
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Catherine A. Berube  
Register of Deeds, Strafford County  
TRANS TAX STA143418 4,200.00  
LCHIP ST847752 25.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that I, **JERE C. CALEF**, co-trustee of the **Alberta M. Calef St. Cyr Living Revocable Trust of 2003**, under Trust Agreement dated June 13, 2003 as amended by Fourth Amendment dated April 25, 2019, of 392 Scruton Pond Road, Barrington, County of Strafford, and State of New Hampshire, for consideration paid grant to **535 FRANKLIN PIERCE LLC**, a New Hampshire limited liability company with an address of 535 Franklin Pierce Highway, Barrington, County of Strafford and State of New Hampshire with warranty covenants the following property:

**BARRINGTON, NEW HAMPSHIRE**

A certain parcel of land with the buildings thereon, located in Barrington, County of Strafford and State of New Hampshire, described as follows:

Beginning at an iron post on the southeast corner of land now or formerly owned by Clarence L. Calef, Ruth A. Hutchinson, Leon C. Calef, Dorothy Calef, Robert R. Calef and A. Harlan Calef on State Highway known as Route 4-9 leading from Dover, N.H., to Concord, N.H., running along said highway in an easterly direction 225 feet to an iron post on southwesterly corner of land now or formerly of Clarence L. Calef, Ruth A. Hutchinson, Leon C. Calef, Dorothy Calef, Robert Calef and A. Harlan Calef; thence in a northerly direction, three hundred forty (340) feet along land of said Calefs and Hutchinson to an iron state; thence westerly 225 feet along land of said Calefs and Hutchinson to an iron post; thence southerly three hundred and forty (340) feet along land of said Calefs and Hutchinson to point of beginning.

Point of beginning herein described being location on highway two hundred and twenty-five (225) feet east of the southeast corner of property of A. Harlan Calef.

Being the same premises conveyed to Albert R. St. Cyr and Alberta M. Calef St. Cyr, as joint tenants with rights of survivorship, by deed of Alberta M. Calef St. Cyr f/k/a Albert

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M. Calef dated May 29, 1991, recorded in the Strafford County Registry of Deeds at Book 1556, Page 300. Albert A. St. Cyr was deceased on September 9, 2001, see Death Certificate to be recorded herewith.

SUBJECT TO easements, restrictions and covenants of record as they may be applicable.

Meaning and intending to convey Parcel V conveyed to the within Grantor by deed of Alberta M. Calef St. Cyr dated June 13, 2003 and recorded in the Strafford County Registry of Deeds at Book 2775, Page 954.

Witness my hand this 8 day of June 2019.

Jere C. Calef Co-Trustee  
Jere C. Calef, Co-Trustee

STATE OF NEW HAMPSHIRE  
COUNTY OF STRAFFORD

June 8, 2019

Personally appeared before me, the above named Jere C. Calef, co-trustee of the Alberta M. Calef St. Cyr Living Revocable Trust, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed same for the purposes therein contained. In witness whereof I hereunto set my hand and official seal.

[Signature]  
NOTARY PUBLIC  
My Commission Expires:



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# 100 foot Abutters List Report

Barrington, NH  
October 15, 2019

Sharyl Murphy  
5 Center Rd  
North Hampton, NH 02862  
02862

## Subject Property:

Parcel Number: 238-0011  
CAMA Number: 238-0011  
Property Address: 535 FRANKLIN PIERCE HWY

Mailing Address: 535 FRANKLIN PIERCE LLC  
535 FRANKLIN PIERCE HWY  
BARRINGTON, NH 03825

## Abutters:

Parcel Number: 238-0010  
CAMA Number: 238-0010  
Property Address: 545 FRANKLIN PIERCE HWY ✓

Mailing Address: BARROWS JASON A & CHRISTINA M  
545 FRANKLIN PIERCE HWY  
BARRINGTON, NH 03825

Parcel Number: 238-0012  
CAMA Number: 238-0012  
Property Address: 531 FRANKLIN PIERCE HWY ✓

Mailing Address: JOHNSON HATTIE J & ROBBY D  
531 FRANKLIN PIERCE HWY  
BARRINGTON, NH 03825

Parcel Number: 238-0016-0021  
CAMA Number: 238-0016-0021  
Property Address: VILLAGE PLACE DR ✓

Mailing Address: BVP HOMEOWNERS ASSOCIATION  
%CORREY PIPER  
26 VILLAGE PLACE DR  
BARRINGTON, NH 03825

~~Parcel Number: 238-0034  
CAMA Number: 238-0034  
Property Address: 528 FRANKLIN PIERCE HWY~~

~~Mailing Address: GAUDIELLO SUSAN Y & ANTHONY M  
COTRS FAM REV TR  
528 FRANKLIN PIERCE HWY  
BARRINGTON, NH 03825~~

Parcel Number: 238-0035  
CAMA Number: 238-0035  
Property Address: 534 FRANKLIN PIERCE HWY ✓

Mailing Address: SPINALE RICHARD & VICTORIA H  
534 FRANKLIN PIERCE HWY  
BARRINGTON, NH 03825

Parcel Number: 238-0035-0001  
CAMA Number: 238-0035-0001  
Property Address: FRANKLIN PIERCE HWY ✓

Mailing Address: SPINALE RICHARD & VICTORIA H  
534 FRANKLIN PIERCE HWY  
BARRINGTON, NH 03825

Parcel Number: 238-0036-0001  
CAMA Number: 238-0036-0001  
Property Address: 556 FRANKLIN PIERCE HWY ✓

Mailing Address: HALEY WALDRON REV LIV TR  
14 SHAKESPEARE RD  
NASHUA, NH 03062

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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.





Victoria F. Sheehan  
Commissioner

**THE STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION**

District 6 Office, PO Box 740, Durham, NH 03824



William Cass, P.E.  
Assistant Commissioner

**DRIVEWAY PERMIT**

To: Sharyl Murphy  
5 Exeter Road  
North Hampton, NH 03862

City/Town: Barrington  
Route/Road: NH 9 (S0000009)  
Patrol Section: 603  
Tax Map: 238  
Lot: 11  
Development: Residence/Business

Permit #: 06-027-561  
District: 06  
Permit Date 9/16/2019

06-027-561

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining NH 9 (S0000009), pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.

**Drive 1**

Location: Approximately 0.27 miles east of NH 125 on the north side of NH 9 (S0000009).  
GPS: 43.210916 N 70.990971 W.

Specifications: This permit authorizes a paved access to be used as a Single Family Residential/Commercial drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located 33 Feet from and parallel to the center line of the Highway. The driveway shall not exceed 24 feet in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

**Other Conditions:**

No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on, over or under the Highway Right of Way.

No parking, catering or servicing shall be conducted within the Highway Right of Way.

The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.

The Department has relied on the title and subdivision information provided by the landowner. The Department has not performed additional title research and makes no warranty or representation concerning landowner's legal right to access. In the event of a dispute about the landowner's legal right to the access provided herein, the landowner will defend and indemnify the Department.

All excavated topsoil, or in the absence of topsoil the top 6 inches of soil, within the limits of state ROW shall be properly re-used within the limits of the state ROW. All temporary stockpiles of the re-use material shall be located within the state ROW, or as otherwise approved by the District Engineer.

The Contractor shall be solely responsible for the handling, transport and disposal of any surplus material generated by their project and shall comply with all federal, state and local laws, ordinances and rules in doing so.

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I/We, the contractor/Owner, certify that the property will not have any illicit unauthorized drainage connections to the NHDOT storm water drainage system. An illicit discharge is any direct or indirect discharge to the NHDOT drainage system that is not composed entirely of storm water. Illicit discharges include, without limitation, sewage, process wastewater, or wash water and any connections from floor drains, sinks, or toilets.

1. This permit is for access to a Single Family Residence, an Antique Shop and a Glass Replacement Business. (Shop and Business approximately 600 SF)
2. The expanded use of one existing driveway entrance is permissible. This permit requires and permits no physical change to the existing driveway.
3. Other access to the highway from the premises is to be prevented. No part of the right-of-way may be used for any purpose other than travel.
4. The existing drainage along NH 9 shall be maintained.
5. This permit is subject to obtaining the minimum all season sight distance of 400 feet in each direction by clearing all trees and brush in the NHDOT right-of-way and as necessary on the applicant's property. All season safe sight distance shall be maintained by the landowner as per RSA 236:13.
6. This permit allows access to Barrington tax map 238, lot 11.
7. This permit supersedes permit 06-027-54 dated November 1, 1948.
8. The applicant will be responsible for mitigation should the future use of this driveway unfavorably impact the highway.

Approved

  
District Engineer  
For Director of Administration

Copies: District, Town, Patrolman

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SEP 22 2019

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NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION

District 1, 641 Main St, Lancaster, NH 03584  
District 2, 8 Eastman Hill Road, Londonderry, NH 03748  
District 3, 2 Sawmill Rd, Gilford, NH 03249

District 4, 19 Base Road, Swanzey, NH 03446  
District 5, 16 East Point Drive, Bedford, NH 03110  
District 6, PO Box 740, Durham, NH 03824

APPLICATION FOR DRIVEWAY PERMIT

Pursuant to the provisions of Revised Statutes Annotated, Chapter 236, Section 13 (printed on reverse of application) and amendments thereto, and Declaratory Ruling 2000-01, permission is requested to: (select one): Construct / Alter (Indicate quantity of) 1 driveway entrance(s) to my property on the (select): North / South / East / West side of NH Route 9 or Street/Road: 535 Franklin Pierce Highway in the Town of Danington at a location which will meet the requirements for safety specified in said statutes.

The driveway entrance(s) requested is (are) for access to: Residence, Home Occupation / Home Business

Describe nature and size of industry, business or subdivision: 600 sq ft antique and glass shop  
30 Feet (select): North / South / East / West of Utility Pole Number: 1067 D (residential glass not commercial)

25 Feet (select Feet or Miles): North / South / East / West of Road or Junction: Route 125  
Town Tax Map # 238 and Lot # 11

As the landowner (or designated applicant) I agree to the following:

- 1. To construct driveway entrance(s) only for the bonafide purpose of securing access to private property such that the highway right-of-way is used for no purpose other than travel.
- 2. To construct driveway entrance(s) at permitted location(s).
- 3. To construct driveway entrance(s) in accordance with statutes, rules, standard drawings, and permit specifications as issued by the New Hampshire Department of Transportation.
- 4. To defend, indemnify and hold harmless the New Hampshire Department of Transportation and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.
- 5. To furnish and install drainage structures that are necessary to maintain existing highway drainage and adequately handle increased runoff resulting from the land development and obtain all easements thereto.

• For new driveway(s), include copy of current deed and, if not the same, previous deed dated prior to July 1, 1971 of the parcel. If this parcel is part of a larger tract subdivided after July 1, 1971, then provide complete subdivision plans and deed history dating back to at least July 1, 1971.

• Attach sketch or plan showing existing and proposed driveway(s) and the adjacent highway indicating distance to town road, town line, or other readily identifiable feature or landmark and also to the nearest utility pole (including pole numbers)

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DISTRICT SIX

Sheryl Murphy  
Signature of Landowner (Applicant)

Sheryl Murphy  
Printed Name of Landowner

Date: June 30, 2019

Contact Agent, if not Landowner: \_\_\_\_\_

5 Exeter Road  
Mailing Address

North Hampton, NH 03862  
Town/City, State, Zip Code

Telephone Number(s) 603.502.2015 cell

FOR OFFICE USE ONLY: GPS N = \_\_\_\_\_ GPS W = \_\_\_\_\_ LAND USE OFFICE  
Section: \_\_\_\_\_ Width: \_\_\_\_\_ Speed: \_\_\_\_\_ OCT 22 2019  
Right of Way: \_\_\_\_\_ Drainage: \_\_\_\_\_ SLD: \_\_\_\_\_  
Conditions: \_\_\_\_\_  
Permit Number Assigned: \_\_\_\_\_ RECEIVED

1936

3/1

**§ 236:13 Driveways and Other Accesses to the Public Way.** – I. It shall be unlawful to construct, or alter in any way that substantially affects the size or grade of, any driveway, entrance, exit, or approach within the limits of the right-of-way of any class I or class III highway or the state-maintained portion of a class II highway that does not conform to the terms and specifications of a written permit issued by the Commissioner of transportation.

II. Pursuant to this section, a written construction permit application must be obtained from and filed with the department of transportation by any abutter affected by the provisions of paragraph I. Before any construction or alteration work is commenced, said permit application shall have been reviewed, and a construction permit issued by said department. Said permit shall:

- (a) Describe the location of the driveway, entrance, exit, or approach. The location shall be selected to most adequately protect the safety of the traveling public.
- (b) Describe any drainage structures, traffic control devices, and channelization islands to be installed by the abutter.
- (c) Establish grades that adequately protect and promote highway drainage and permit a safe and controlled approach to the highway in all seasons of the year.
- (d) Include any other terms and specifications necessary for the safety of the traveling public.

III. For access to a proposed commercial or industrial enterprise, or to a subdivision, all of which for the purposes of this section shall be considered a single parcel of land, even though acquired by more than one conveyance or held nominally by more than one owner:

- (a) Said permit application shall be accompanied by engineering drawings showing information as set forth in paragraph II.
- (b) Unless all season safe sight distance of 400 feet in both directions along the highway can be obtained, the commissioner shall not permit more than one access to a single parcel of land, and this access shall be at that location which the commissioner determines to be safest. The commissioner shall not give final approval for use of any additional access until it has been proven to him that the 400-foot all season safe sight distance has been provided.
- (c) For the purposes of this section, all season safe sight distance is defined as a line which encounters no visual obstruction between 2 points, each at a height of 3 feet 9 inches above the pavement, and so located as to represent the critical line of sight between the operator of a vehicle using the access and the operator of a vehicle approaching from either direction.

IV. No construction permit shall allow:

- (a) A driveway, entrance, exit, or approach to be constructed more than 50 feet in width, except that a driveway, entrance, exit, or approach may be flared beyond a width of 50 feet at its junction with the highway to accommodate the turning radius of vehicles expected to use the particular driveway, entrance, exit or approach.
- (b) More than 2 driveways, entrances, exits or approaches from any one highway to any one parcel of land unless the frontage along that highway exceeds 500 feet.

V. The same powers concerning highways under their jurisdiction as are conferred upon the commissioner of transportation by paragraphs I, II, III and IV shall be conferred upon the planning board in cities and towns in which the planning board has been granted the power to regulate the subdivision of land as provided in RSA 674:35, and they shall adopt such regulations as are necessary to carry out the provisions of this section. Such regulations may delegate administrative duties, including actual issuance of permits, to a highway agent, board of selectmen, or other qualified official or body. Such regulations, or any permit issued under them, may contain provisions governing the breach, removal, and reconstruction of stone walls or fences within, or at the boundary of, the public right of way, and any landowner or landowner's agent altering a boundary in accordance with such provisions shall be deemed to be acting under a mutual agreement with the city or town pursuant to RSA 472:6, II (a).

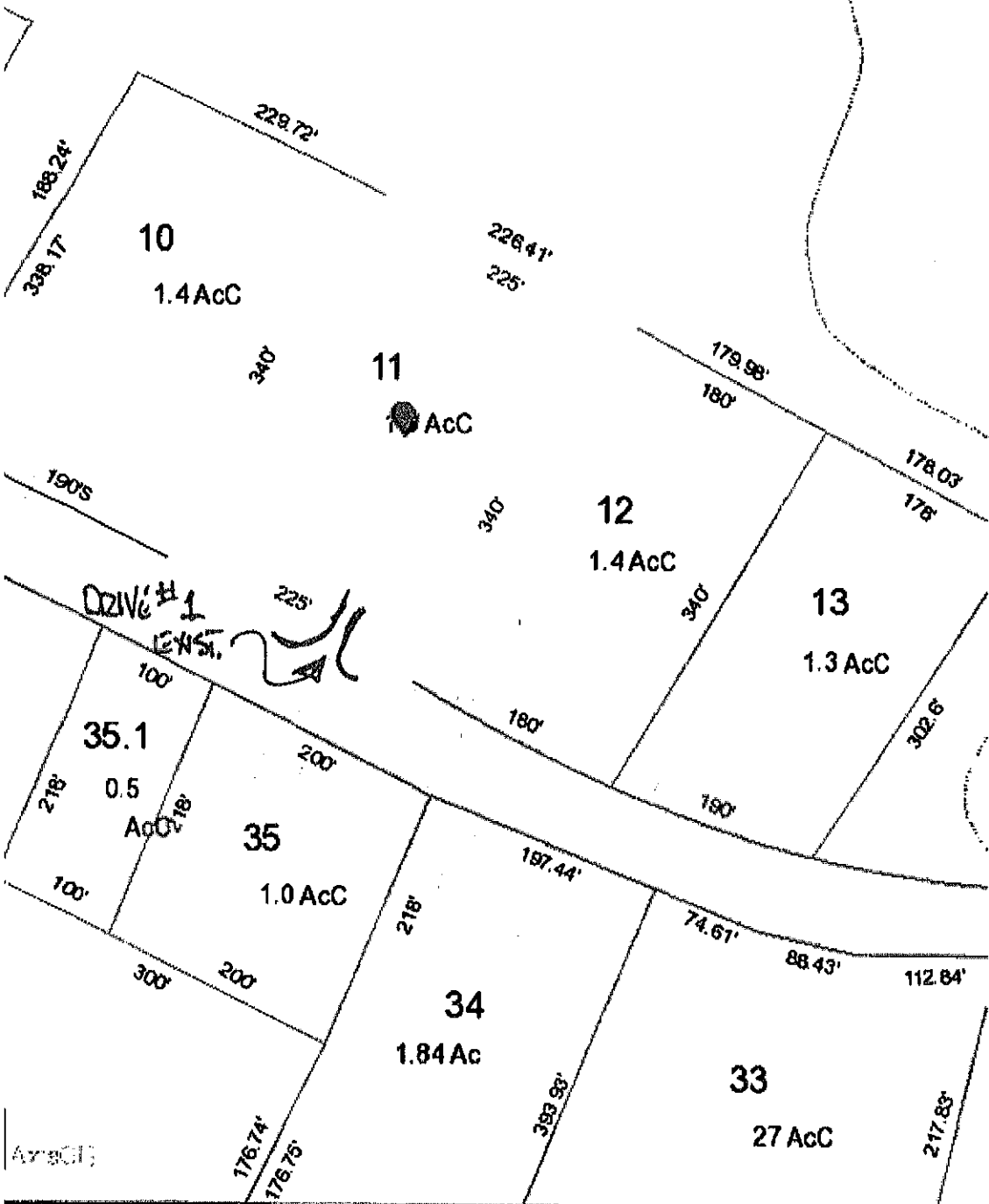
VI. The commissioner of transportation or planning board shall retain continuing jurisdiction over the adequacy and safety of every existing driveway, entrance, exit, and approach to a highway, whether or not such access was constructed or installed pursuant to a permit under this section, and, unless the access is a public highway, the owners of property to which the access is appurtenant shall have continuing responsibility for the adequacy of the access and any grades, culverts, or other structures pertaining to such access, whether or not located within the public right of way. If any such access is or becomes a potential threat to the integrity of the highway or its surface, ditches, embankments, bridges, or other structures, or a hazard to the safety of the traveling public, by reason of siltation, flooding, erosion, frost action, vegetative growth, improper grade, or the failure of any culvert, traffic control device, drainage structure, or any other feature, the commissioner of transportation or planning board or their designee may issue an order to the landowner or other party responsible for such access to repair or remove such hazardous condition and to obtain any and all permits required therefor. The order shall describe the hazard, prescribe what corrective action or alteration in the location or configuration of such access shall be required, and set a reasonable time within which the action shall be completed. Such an order shall be sent by certified mail, and shall be enforceable to the same extent as a permit issued under this section. If the order is not complied with within the time prescribed, the commissioner or planning board or their designee may cause to be taken whatever action is necessary to protect the highway and the traveling public, and the owner or other responsible party shall be civilly liable to the state or municipality for its costs in taking such action.

**§ 236:14 Penalty.** – Any person who violates any provision of this subdivision or the rules and regulations made under authority thereof shall be guilty of a violation if a natural person, or guilty of a misdemeanor if any other person; and, in addition, shall be liable for the cost of restoration of the highway to a condition satisfactory to the person empowered to give such written permission.

P/O 3rd DISTRICT TAY MAP 208

= JULY 1971 LOT OF RECORD

= CURRENT LOT

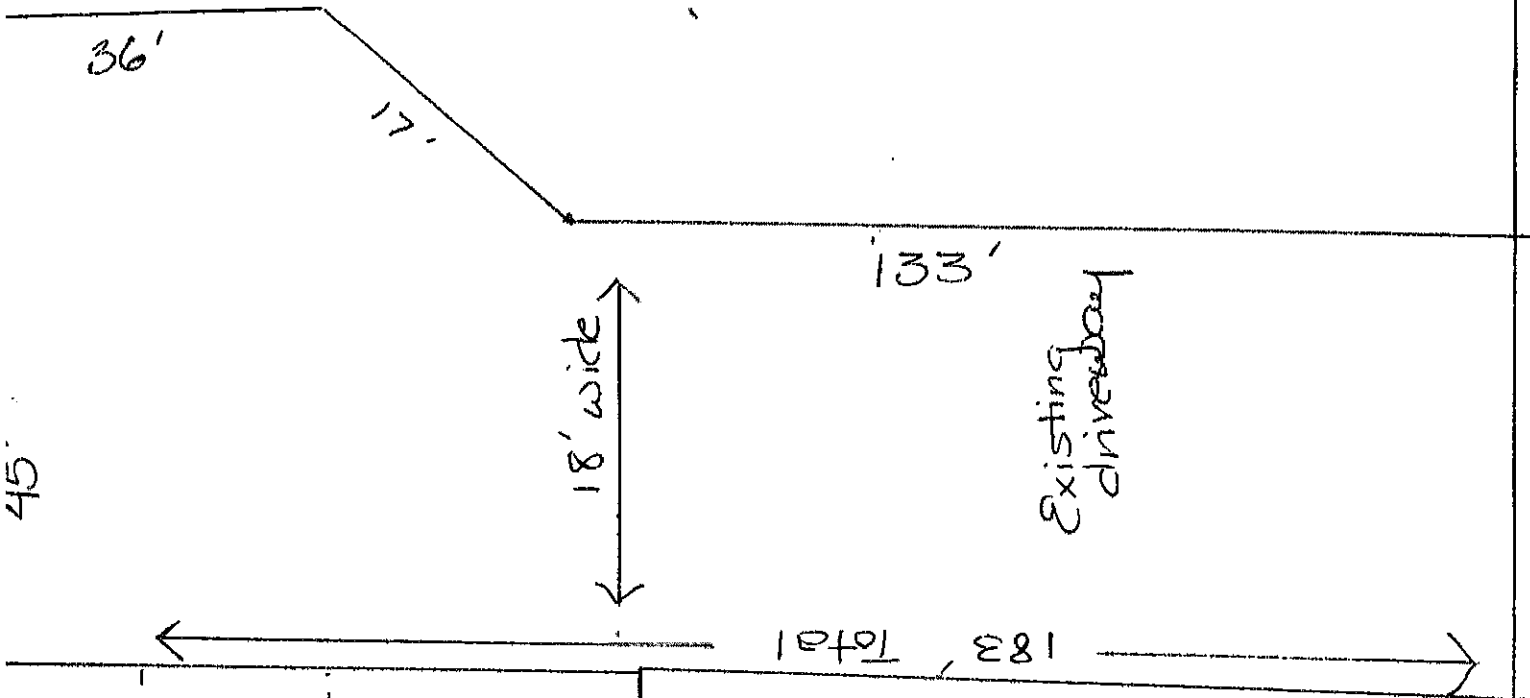


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2 Car Garage  
 Covered Porch

Cape House

535 Franklin Pierce  
 Highway, NH  
 Barrington,

submitted by:

Sharyl Murphy  
 cell 603.503.2015  
 sagefarm1@gmail.com

LAND USE OFFICE

22.9

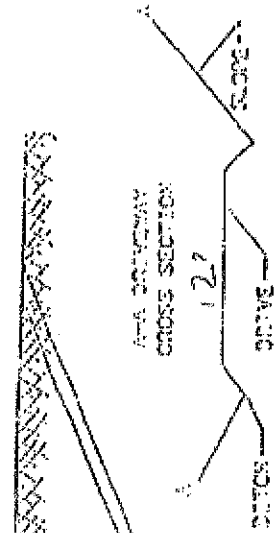
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FIGURE 1

STATE ROUTE 9

6/17

OLD GROUND



NOTES: 1) GRADES OF MAJOR ENTRANCES BEYOND THE PLATFORM SHOULD NOT EXCEED 0%.

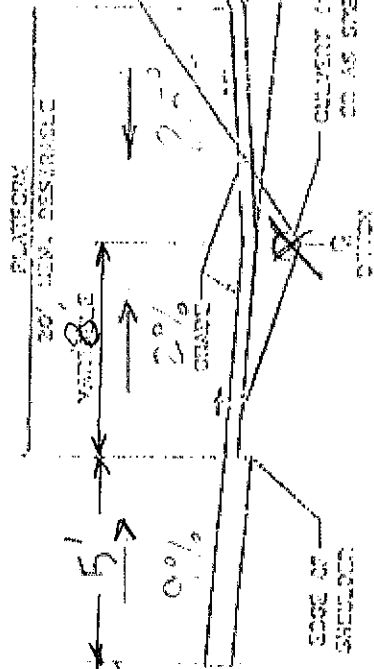
2) GRADES OF OTHER DRIVES BEYOND THE PLATFORM SHOULD NOT EXCEED 10%.

3) THE ALGEBRAIC DIFFERENCE BETWEEN THE ADJACENT GRADES SHOULD NOT EXCEED 10%.

4) DITCHES ARE RECOMMENDED FOR UNCURVED PORTIONS IN CUT SLOPES.

5) USE SLOPE AND SECTIONS ON ENLARGED PAPER.

6) ALL DIMENSIONS SHALL HAVE A SECTION CORRELATING TO THE RAILWAY SECTION APPROXIMATE LEVEL COUNT.



TYPICAL RURAL DRIVE IN CUT SECTION

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FIGURE 2

DATE: 11/27/2006

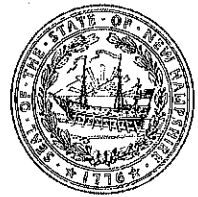
NO. 100

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NOV 22 2010



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:** 9/18/2019

**APPROVAL NUMBER:** eCA2019091826

**I. PROPERTY INFORMATION**

**Address:** 535 FRANKLIN PIERCE HIGHWAY  
BARRINGTON NH 03825  
**Subdivision Approval No.:** PRE-1967  
**Subdivision Name:** NONE  
**County:** STRAFFORD  
**Tax Map/Lot No.:** 38/11

**II. OWNER INFORMATION**

**Name:** 535 FRANKLIN PIERCE, LLC  
**Address:** 535 FRANKLIN PIERCE, LLC  
535 FRANKLIN PIERCE HIGHWAY  
BARRINGTON NH 03825

**III. APPLICANT INFORMATION**

**Name:** ASHLEY F ROWE  
**Address:** NORWAY PLAINS ASSOCIATES, INC  
PO BOX 249  
ROCHESTER NH 03866

**IV. DESIGNER INFORMATION**

**Name:** ASHLEY F ROWE  
**Address:** NORWAY PLAINS ASSOCIATES, INC  
PO BOX 249  
ROCHESTER NH 03866  
**Permit No.:** 01857

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

**A. TYPE OF SYSTEM:** OTHER

**B. NO. OF BEDROOMS:** 5

**C. APPROVED FLOW:** 750 GPD

**D. OTHER CONDITIONS AND WAIVERS:**

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. Approved for a 2-bedroom apartment @ 300 GPD and a 3-bedroom apartment @ 450 GPD; total flow equals 750 GPD.
3. No waivers have been approved.

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Travis Guest  
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