

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

NOW COME James S Shaw and Paucula A Shaw
(Hereinafter referred to jointly or severally as "owner") with a residential address of
674 Berry River Rd Barrington, NH 03825, 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 104, Lot 72 Plot) which abuts
Berry River Rd Road, conveyed to said owner by a Deed recorded at
Book 286, Page 601 at the Strafford County Registry of Deeds: and

WHEREAS, the relevant portion of said Berry River Rd 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 Berry River 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 Berry River 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 12th day of May, 2019

Ethan Ewest

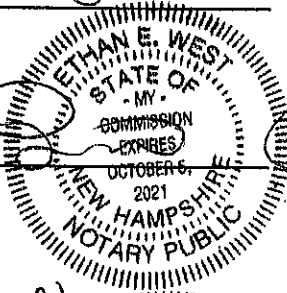
Print Name

Witness:

Ethan Ewest

Signature

Witness:



James S Shaw

Print Name

(Owner)

James S Shaw

Signature

(Owner)

Ethan Ewest

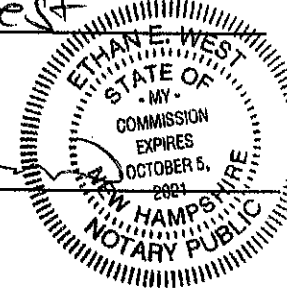
Print Name

Witness:

Ethan Ewest

Signature

Witness:



Priscilla A Shaw

Print Name

(Owner)

Priscilla A Shaw

Signature

(Owner)

TOWN OF _____

Witness:

By: _____

Select person, Chair or Vice Chair



Minor Building Permit Application

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

Issue Date: _____

Permit # _____

(This area for office use only)

Map # 104

Lot # 72

Block # _____

Zoning _____

Location of Construction (Address): 674 Berry River Rd
 Property Owner: James S Shaw Pasella A Shaw Home Phone: 603-330-9111
 Mailing Address: 674 Berry River Rd Cell Phone: 603-742-9111
 City: Barrington State: NH Zip Code: 03825 Daytime Phone: _____
 Email Address: yankeeh@aol.com

Contractor: Houle Construction Phone: 603 630-2501
 Mailing Address: 302 Longshore Dr Cell #: _____
 City: Barrington State: NH Zip Code: 03825
 Email Address: houleconstructionllc@gmail.com

Cost of Construction: \$35,000 Building Inspectors Estimated Cost of Construction: _____
 Permit Fee: _____ Permit fee is based on \$7.50 per \$1,000.00 of Construction Cost (\$50.00 Minimum)

Primary Use of Property Is: Residential Commercial Mixed Use (both Res. & Com)

Proposed Construction is for: Deck Door Garage Exterior Renovations
 (Please Check all that Apply) Enclose Deck/Porch Shed Siding Interior Renovations
 Pool / Hot Tub Roof Windows Residential Addition
 Other _____

Description of work to be performed: Build 9' x 20' addition
 Proposed Use: make existing Bedroom

Property & Setback Information			
Setbacks from Lot Line to Construction:		Subsurface Disposal Information:	Total Square Footage of Proposed Building:
Front:	Right:	Septic System Design: More Than 20 Years Old Circle One: Yes <input type="checkbox"/> <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/>	Site Located In "Special Flood Hazard Area": Yes <input type="checkbox"/> No <input type="checkbox"/>
Rear:	Left:		Site Located In Shoreland Protection Zone: Yes <input type="checkbox"/> No <input type="checkbox"/>
Lot Size:		Shoreland Water Quality Protection Zone: Circle One: Yes <input type="checkbox"/> No <input type="checkbox"/>	Subdivision Approval # _____ Subdivision Name: _____

Applicant Signature: [Signature] Date: 5/15/19

It is the responsibility of the property owner and all contractors to obtain and post the necessary permits in a conspicuous location prior to commencement of any construction related activity.

Electrical, mechanical and plumbing work requires submission of a separate permit applications.

Permits are non-transferable. If this is an "After the Fact" permit, it may be subject to a fee two times the normal permit fee.

It is the responsibility of the contractor / property owner to obtain all required inspections. This signed application constitutes consent of the owner / applicant to provide access for inspections related to this permit at the subject property. Any work that is concealed prior to the inspection may be required to be removed for inspection.

Inspections are required for:

- 1) Reinforcing steel prior to pouring
- 2) Foundation & drainage prior to backfilling
- 3) Rough-In: Framing
- 4) Insulation & penetration firestop
- 5) Drywall Installation (fire rated assemblies only)
- 6) Final Inspection

Required inspections for electrical, plumbing and mechanical installations are provided on the applicable permit application(s).

PLEASE BE ADVISED: Any deviation from the specifications submitted will require an amendment to this permit or additional permits. Permits expire one (1) year from the issue date. The Building Inspector/Code Officer may grant an extension of time if a written request is submitted prior to the expiration date. Permits become invalid if work is not started within 180 days or if work is abandoned/suspended for a period of 180 days.

The STATE OF NEW HAMPSHIRE requires that ENERGY CODE COMPLIANCE CERTIFICATION be obtained for any heated building, structure or addition thereto. Certification may be required prior to altering, renovating or winterizing an existing structure. More information can be found at the web site: www.puc.state.nh.us and follow the link for Energy Codes.

*** I hereby certify that the building site is/is not (choose one) located in a "Special Flood Hazard Area" as designated by the Federal Emergency Management Agency and its flood insurance rate maps.

Applicant signature: James D. New

*** I hereby certify that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S. C. 1334, Barrington Flood Plain Development Ordinance.

Applicant signature: James D. New

*** All work must be performed in accordance with International Building Code/2009, International Residential Code for One & Two Family Dwelling/2009, 2011 NEC National Electrical Code, 2009 International Plumbing Code, NFPA 101 Life Safety Code/2009, NH Energy Code, International Mechanical Code/ 2009 and State of NH Subdivision & Individual Sewage Disposal System Design Rules.

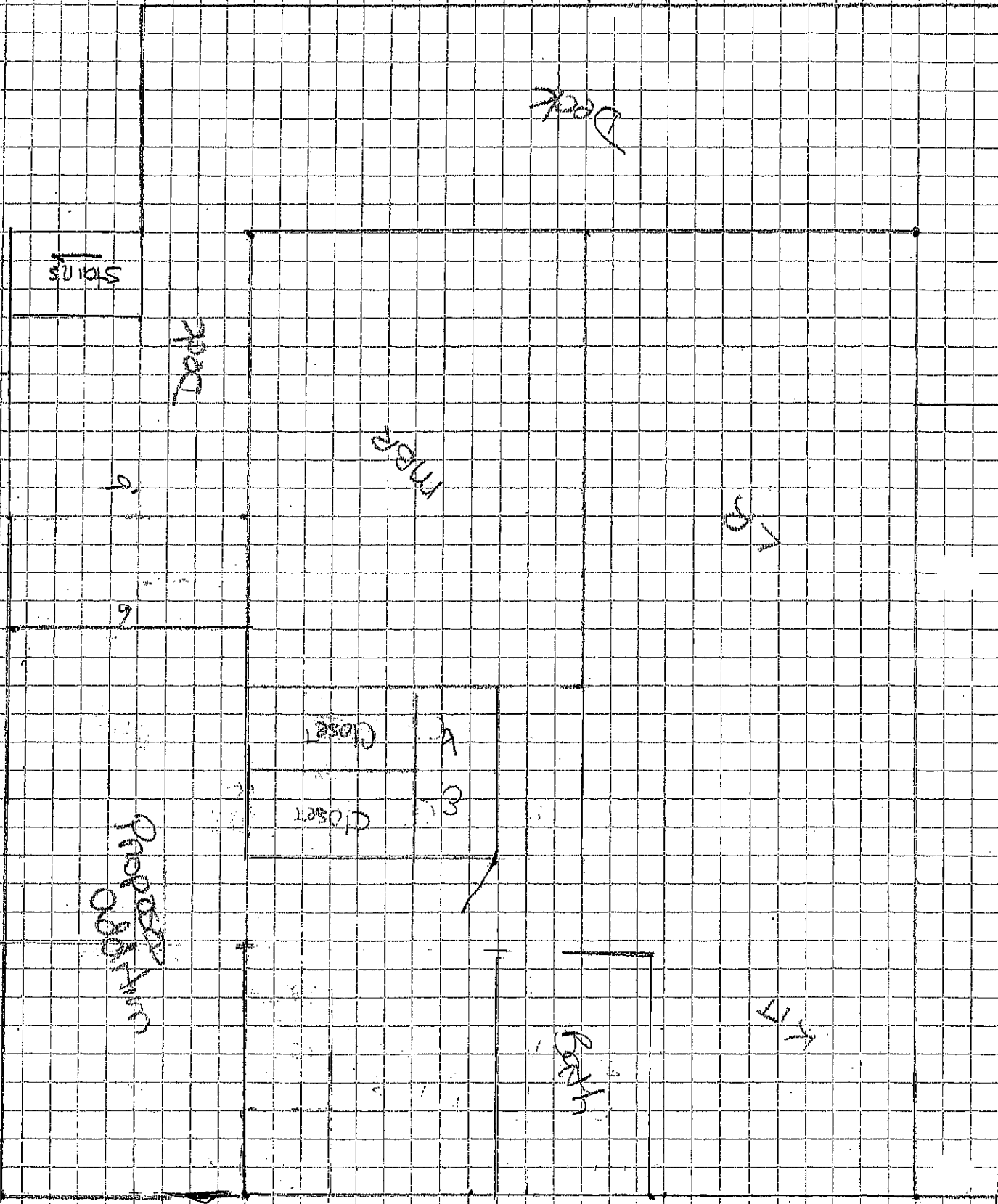
*** I certify that the information that I have given is accurate to the best of my knowledge. No change from the above information will be made without the approval of the Code Enforcement Officer. I understand that this is NOT A PERMIT and that work CANNOT COMMENCE until a PERMIT is issued. It is my responsibility to contact the Code Enforcement Officer for the appropriate inspections.

*** I hereby certify that the boundary lines shown on the accompanying plot plan are the property lines of my property and that the acreage and setbacks are correctly shown.

*** I further acknowledge that the proposed structure or improvements shall not be occupied or utilized without a Certificate of Occupancy and only after all necessary inspections have been requested and completed.

Owner Signature: James D. New Date: 5/15/19

Contractor Signature _____ Date: _____



Stairs →

Deck

MBR

Bath

Closet A

A

Closet B

B

Proposed
08/24/10

20''

Bath

Deck

← Stairs

Deck

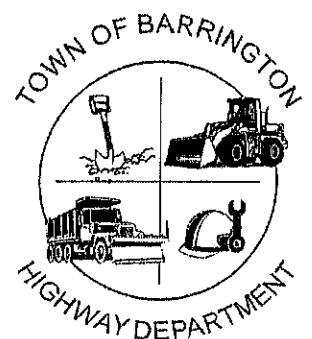
Deck

To: The Select Board and Planning Board
From: The Highway Department
Date: May 23, 2019
Re: Building Permit 674 Berry River Road Tax Map 104 lot 0072

On Wednesday May 22,2019 I went out to inspect Berry River Road 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 very rough with pot holes, but the next day material was added to the road and graded. 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 674 Berry River Road to the beginning of Berry River Road. 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 Berry River Road.

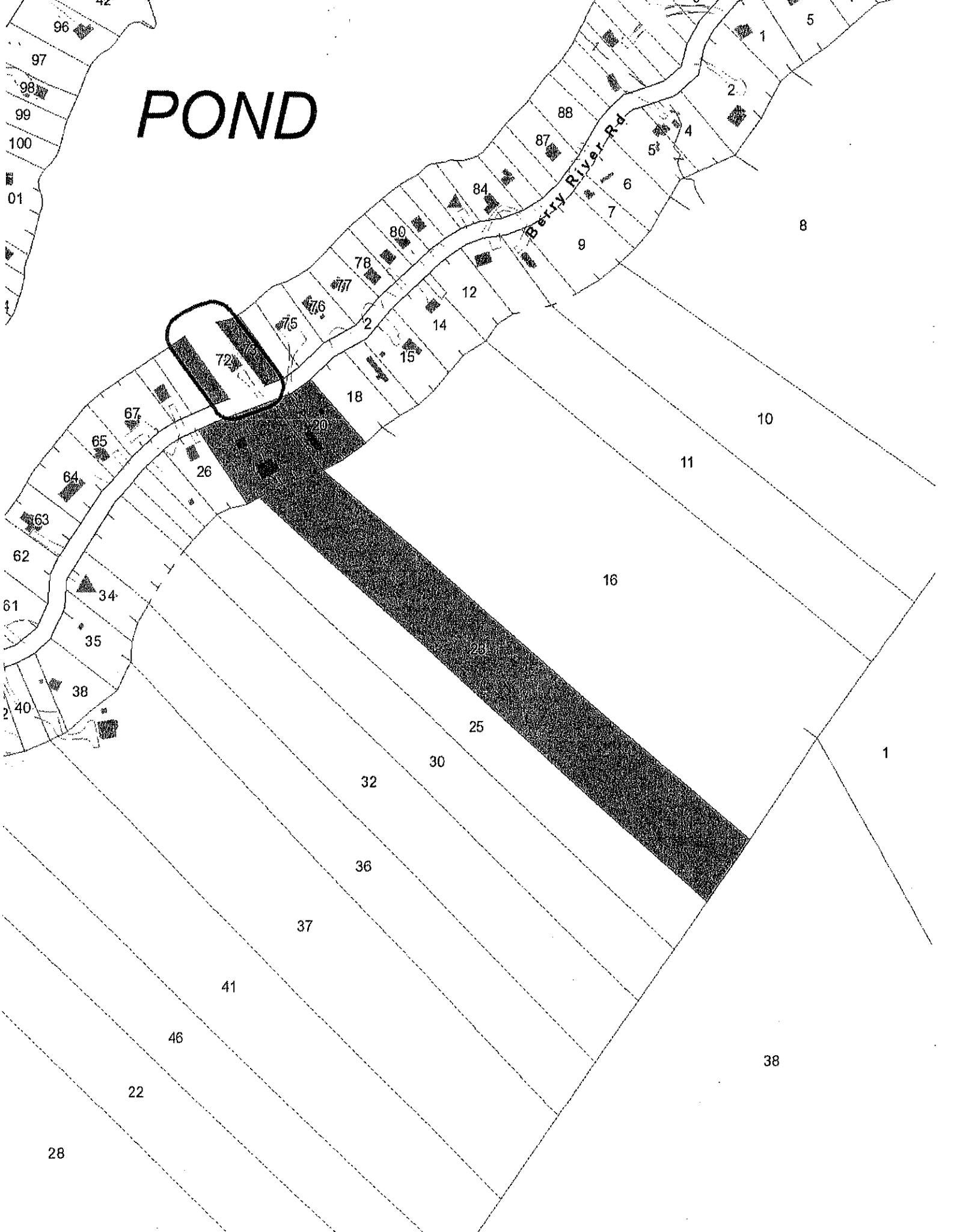
Respectfully,
Dana Drake

DD:eep



POND

Berry River Rd



Suzanne McNeil

From: Robert Williams
Sent: Thursday, June 13, 2019 3:24 PM
To: Suzanne McNeil
Subject: 674 Berry River Rd

Hi Suzanne,

I reviewed the documents provided for 674 Berry River Rd (James and Priscilla Shaw) and have no opposition to this addition/renovation project.

Thank you
Bob

Robert M. Williams

Chief of Police

Barrington Police Department
774 Franklin Pierce Hwy.
Barrington, NH 03825
(603) 664-7679

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OWNER INFORMATION
 SHAW JAMES S & PRISCILLA
 674 BERRY RIVER RD
 BARRINGTON, NH 03825

SALES HISTORY
 Date Book Page Type Price Grantor

LISTING HISTORY
 04/27/16 BHAL
 05/27/15 BHCX
 05/29/14 MWRR
 02/01/11 RERM
 02/14/09 SMRL
 01/10/06 RBRM

NOTES
 OLD MAP/LOT 003-0004-0125 BLDG LND PVT WTR/SPIC PVT RD LOW RF
 PITCH 2009-PVT MAINTAIN LONG SHORES LOT ASSOC (FKA 125 BERRY
 RIVER RD) 2014-REMOVED FUNC 5/2015-SANDY BEACH GD VU OF WTR,
 EXT GD RF/WINDS. ADJ SHED ADD DOCKS 2016-DET DEK NV, ROOF 1YR,
 WINDOWS 13YRS, KIT ORIG-3FT ROH NV

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED WOOD	200	10 x 20	140	10.50	50	1,470	
PAVING 1000	1		100	1,000.00	100	1,000	
HEARTH	1		100	1,000.00	100	1,000	
DOCKS	108	1 x 108	208	18.00	75	3,033	6X12 & 3X12
						6,500	

LAND VALUATION

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES	0.250 ac	85,000	I	100	100	95	100	100	95	76,700	0	N	76,700	TOPO
IF RES	0.050 ac	x 1,500	X	100					100	100	0	N	100	
	0.300 ac									76,800			76,800	

Zone: LONG POND Minimum Acreage: 0.25 Minimum Frontage: 100
 Site: Driveway: PAVED Road: DIRTY

MUNICIPAL SOFTWARE BY AVIAR

BARRINGTON ASSESSING OFFICE

PARCEL TOTAL TAXABLE VALUE

Year	Building	Features	Land
2017	\$ 73,700	\$ 6,500	\$ 76,800
		Parcel Total: \$	157,000
2018	\$ 73,700	\$ 6,500	\$ 76,800
		Parcel Total: \$	157,000
2019	\$ 73,700	\$ 6,500	\$ 76,800
		Parcel Total: \$	157,000

PARCEL TOTAL TAXABLE VALUE

BARRINGTON **2012 BARRINGTON BUILDING AVALUATION**

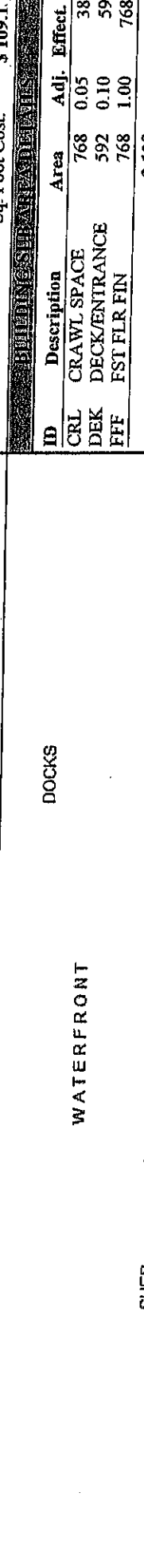
Model: 1.00 STORY FRAME CABIN / CO
 Roof: GABLE HIP/METAL/TIN
 Ext: VINYL SIDING
 Int: DRYWALL
 Floor: CARPET/HARD TILE
 Heat: OIL/FA DUCTED
 Bedrooms: 2 Baths: 1.0
 Fixtures:
 Fireplaces:
 Generators:
 A/C: No
 Quality: B1 AVG-10
 Com. Wall:
 Size Adj: 1.3223 Base Rate: RSA 98.00
 Bldg Rate: 1.1141
 Sq. Foot Cost: \$ 109.1

ID	Description	Area	Adj.	Effect
CRL	CRAWL SPACE	768	0.05	38
DEK	DECK/ENTRANCE	592	0.10	59
FFF	FST.FLR.FIN	768	1.00	768
		2,128		865

SHAW JAMES S & PRISCILLA
 674 BERRY RIVER RD
 BARRINGTON, NH 03825



Date	Project Type	Notes



2012 BARRINGTON BUILDING AVALUATION	
Market Cost New:	\$ 94,441
Year Built:	1970
Condition For Age:	AVERAGE
Physical:	FUNC
Functional:	5 %
Economic:	
Temporary:	22 %
Total Depreciation:	
Building Value:	\$ 73,700