

Project Application

Land Use Department

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

220-34-RC-19-2Sub

Case Number: _____ Project Name: Cook 2 Lot Subdivision Date 12/12/18

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: Cook Area (Acres or S.F) _____

Project Address: BRITANNY LANE

Current Zoning District(s): Regional Commercial Map(s) 220 Lot(s) 34

Request: 2 lot Subdivision

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: Vaughn K Cook

Company _____

Phone: _____ Fax: _____ E-mail: _____

Address: 39 Brittany Lane, BARRINGTON, NH 03825

Applicant (Contact): RANDY R. ORUS GEOMETRES BLUE HILLS LLC

Company _____

Phone: 603-859-2367 Fax: 603-749-4260 E-mail: randyo@gbhsurvey.com

Address: PO Box 277, FARMINGTON, NH 03835

Developer: _____

Company _____

Phone: _____ Fax: _____ E-mail: _____

Address: _____

Architect: _____

Company _____

Phone: _____ Fax: _____ E-mail: _____

Address: _____

Engineer: _____

Company _____

Phone: _____ Fax: _____ E-mail: _____

Address: _____

Vaughn K Cook
Owner Signature

Barbara Ruine
Staff Signature

[Signature]
Applicant Signature

12-11-2012
Date

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50 foot Abutters List Report

Barrington, NH

April 11, 2018

Subject Property:

Parcel Number: 220-0034
CAMA Number: 220-0034
Property Address: 39 BRITTANY LN

Mailing Address: COOK VAUGHN
39 BRITTANY LN
BARRINGTON, NH 03825

Abutters:

Parcel Number: 209-0001
CAMA Number: 209-0001
Property Address: 40 BRITTANY LN

Mailing Address: WHITNEY THOMAS & MOLLY
40 BRITTANY LN
BARRINGTON, NH 03825

Parcel Number: 220-0026
CAMA Number: 220-0026
Property Address: GREENHILL RD

Mailing Address: RODNEY TODD & DEBRA
30 GREENHILL RD
BARRINGTON, NH 03825

Parcel Number: 220-0031
CAMA Number: 220-0031
Property Address: 26 COLONIAL WAY

Mailing Address: WCH VENTURES LLC
26 COLONIAL WAY
BARRINGTON, NH 03825

Parcel Number: 220-0032
CAMA Number: 220-0032
Property Address: 6 COLONIAL WAY STE 1

Mailing Address: BOEHM WOLFGANG & KLAUS
11 JOALCO RD
STRAFFORD, NH 03884

Parcel Number: 220-0033
CAMA Number: 220-0033
Property Address: 3 BRITTANY LN

Mailing Address: COOK JOHN & ALICE
3 BRITTANY LN
BARRINGTON, NH 03825

Parcel Number: 220-0035
CAMA Number: 220-0035
Property Address: 38 BRITTANY LN

Mailing Address: SASIEN JOHN & JAMIE
38 BRITTANY LN
BARRINGTON, NH 03825

Parcel Number: 220-0036
CAMA Number: 220-0036
Property Address: 32 BRITTANY LN

Mailing Address: LIENHARD KATHLEEN & THOMAS
32 BRITTANY LN
BARRINGTON, NH 03825

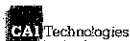
Parcel Number: 220-0037
CAMA Number: 220-0037
Property Address: 22 BRITTANY LN

Mailing Address: MACIOLEK THOMAS & MARQUITA TRS
FAM REV TR
22 BRITTANY LN
BARRINGTON, NH 03825

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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.

4/11/2018

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TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME Subdivision for Vaughn Cook

CASE FILE NUMBER 220-34-RC-19-2Sub

PROJECT LOCATION 39 Brittany Lane, Barrington, NH

DATE OF APPLICATION _____

Property Details: 7.00 acres residential use Located on Brittany Lane (Tax Map 220, Lot 34)

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: Regional Commercial Lot Area Size 7.00 Acres (304,818 Sq. Ft.)

Setbacks: Front 40' Side 30' Rear 30'

Parking Spaces Required: N/A Parking Spaces Provided: N/A

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

The Cook family proposes to subdivide their 7 acre lot located at 39 Brittany Lane (Tax Map 220, Lot 34) into 2 lots. The parent parcel (lot 34) will become 3.82 acres (166,204 sq. ft.) and the proposed new parcel (proposed lot 34-1) will be 3.18 acres (138,614 sq. ft.). There is an existing home currently on this property. The Cook family is proposing to have the existing home remain on lot 34, and construct a new single family home on the proposed lot 34-1.

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QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, **MELLENIE HAYES**, f/k/a **MELLENIE A. COOK**, Single, of 14 Hummingbird Lane, Richmond, Maine 04357, for consideration paid, grant to **VAUGHN K. COOK**, a single person, of 21 Brittany Lane, Barrington, County of Strafford, State of New Hampshire 03825, with **QUITCLAIM** covenants, the following:

A certain tract or parcel of land, with any buildings thereon, located on the Southwesterly side of a 50 foot right-of-way which is situate Northwesterly of Route 125 in Barrington, County of Strafford, State of New Hampshire shown as Lot #5-C on a plan entitled "Subdivision Plan, Paul R. Chapman, Barrington, N.H.", dated October, 1976 by Frederick E. Drew Associates, more particularly bounded and described as follows:

Beginning at a point on the Southwesterly side of said 50 foot right-of-way at the Northerly corner of land now or formerly of Alice T. Cook as shown on said plan and running thence by land along said Cook land S 42° 34' 30" W a distance of 482.83 feet, more or less, to a point at land now or formerly of Paul Chapman; thence by and along said chapman land N 42° 15' 09" W a distance of 702.42 feet, more or less, to a point at land now or formerly of B & M Corporation; thence by and along said land of B & M Corporation, N 26° 30' 54" E a distance of 353.12 feet, more or less, to a point at other land of Paul R. Chapman; thence by and along said other land of Paul R. Chapman S 53° 10' 00" E a distance of 801.27 feet, more or less, to the point of beginning.

Together with the right to pass and repass for all purposes of ingress and egress by foot and vehicle over, across and through the existing 50 foot right-of-way to and from New Hampshire Route 125 as shown on said plan and reserving to grantors, their heirs and assigns, a similar right.

Meaning and intending to describe and convey the same premises conveyed to Vaughn K. Cook and Melenie A. Cook by Warranty Deed of Sally Cook dated August 24, 2001 and recorded at the Strafford County Registry of Deeds at Book 2365, Page 0470.

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This conveyance is made pursuant to a decree of divorce (Strafford County Docket #619-2009-DM-065) and is therefore exempt from tax stamps.

Signed this first day of October, 2010.

Sherry A. Pelkey
Witness

Melenie A Hayes
Melenie Hayes

STATE OF MAINE
County of Cumberland

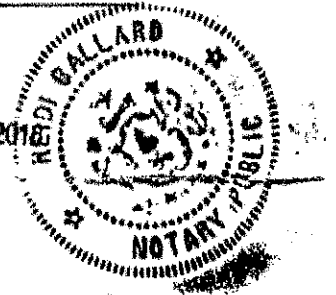
October 1, 2010

Personally appeared Melenie Hayes, known to me to be the person whose name is subscribed to the within Instrument, and acknowledged that she executed same for the purposes contained therein, before me,

Heidi Ballard

Notary Public
My Commission Expires _____

HEIDI BALLARD
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 10, 2018



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Wensley & Jones, P.L.L.C.
Attorneys at Law

40 Wakefield Street
Rochester, N.H. 03867

Stephen O. Wallace
(1955-1968)

Web page: www.joneswensley.com

Tel.: 603 332-1234
Tel.: 603 332-1235
Tel.: 603 332-2442
Fax: 603 332-2345

November 30, 2018

Vaughn K. Cook
c/o Sally A. Twombly
3 Brittany Lane
Barrington, NH 03825

Re: Certificate of Title

Location: A certain tract or parcel of land, with the buildings thereon, situate on the southwesterly side of **(39) Brittany Lane (f/k/a 21 Brittany Lane), Barrington, New Hampshire** and shown as **Lot #5-C** on plan entitled, "Subdivision Plan, Paul R. Chapman, Barrington, N.H." dated October, 1976 and recorded as Plan #26-85 (Tax Map 220, Lot 34).

Period Covered: March 7, 1960 to November 7, 2018

Base Source of Title: By virtue of the warranty deed of Harris W. Chapman to Paul R. Chapman and Florence J. Chapman dated March 7, 1960 and recorded at Book 714, Page 320, as corrected by warranty deed dated April 8, 1966 and recorded at Book 810, Page 176.

Current Source of Title: Quitclaim Deed of Melenie Hayes f/k/a Melanie A. Cook to Vaughn K. Cook dated October 1, 2010 and recorded at Book 3871, Page 420. Further reference is made to Warranty Deed of Sally Cook to Vaughn K. Cook and Melenie Ann Cook dated August 24, 2001 and recorded at Book 2365, Page 470.

Record title to the subject premises is presently vested in **Vaughn K. Cook.**

We hereby certify that we have searched the properly indexed records in the Strafford County Registry of Deeds and Probate for the period indicated above, for the status of title to the subject premises; the description of said premises is appended hereto as Exhibit A. Unless otherwise noted herein, all conveyances were properly signed, sealed, witnessed and acknowledged, and dower and curtesy and homestead were properly released. Based upon said search, it is our opinion that the title is free and clear of all encumbrances subject to the following exceptions:

REGISTRY OF DEEDS AND PROBATE OFFICE

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Vaughn K. Cook
c/o Sally A. Twombly
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A. MORTGAGES:

1. Mortgage--\$206,285.00—Vaughn K. Cook to Federal Savings Bank dated October 12, 2010 and recorded at Book 3871, Page 423. **STILL OF RECORD AND UNDISCHARGED.**

2. Mortgage--\$75,000.00—Melenie A. Cook and Vaughn K. Cook to Northeast Credit Union dated May 22, 2007 and recorded at Book 3538, Page 130, as subordinated to mortgage referenced in Comment A.1 above by Subordination Agreement dated September 15, 2010 and recorded at Book 3871, Page 422. **STILL OF RECORD AND UNDISCHARGED.**

B. REAL ESTATE TAX LIENS:

None of record for the period searched.

C. ATTACHMENTS AND LIENS:

None of record for the period searched.

D. RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY:

1. Such state of facts and notations as depicted on plan entitled, "Subdivision Plan, Paul R. Chapman, Barrington, N.H." dated October 1976 and recorded as Plan #26-85.

2. Such state of facts and notations as depicted on plan entitled, "Subdivision of Land, Chapman Drive, Barrington, N.H. For Leonard A. Vigeant" dated June 1995 and recorded as Plan #47-28.

3. Utility Easement granted to Public Service Company of New Hampshire and New England Telephone and Telegraph Company by instrument of Paul R. Chapman and Florence J. Chapman dated May 25, 1976 and recorded at Book 984, Page 94, as the same may affect the subject premises.

4. Slope and embankments easement set forth in Notice of Condemnation of the State of New Hampshire dated March 20, 1979 and recorded at Book 1029, Page 546, as the same may affect the subject premises.

5. Subject to rights and conditions as set forth in warranty deed of Harris W. Chapman to Paul R. Chapman and Florence J. Chapman dated March 7, 1960 and recorded at Book 714, Page 320, as corrected by warranty deed dated April 8, 1966 and recorded at Book 810, Page 176.

Vaughn K. Cook
c/o Sally A. Twombly
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E. ACCESS RIGHT OF WAY:

1. Access to the subject property (Lot #5-C as referenced above) is pursuant to a right of way over the private roadway known as Brittany Lane. The right of way is initially described in the Deed of Paul R. Chapman and Florence J. Chapman to Judy Fogarty, a predecessor in title, dated January 6, 1987, recorded at Strafford County Registry of Deed as follows:

“Together with the right to pass and repass for all purposes of ingress and egress by foot and vehicle over, across and through the existing 50-foot right-of-way to and from New Hampshire Route 125 as shown on said plan and reserving to grantors, their heirs and assigns, a similar right.”

The Plan referred to is a plan entitled “Subdivision Plan, Paul R. Chapman, Barrington, N.H.” dated October 1976 by Frederick E. Drew Associates, recorded as Plan #26-85.

Plan #26-85 depicts the right of way as “Existing 50' R.O.W.” and shows it running from the westerly sideline of N.H. Route 125 past the northerly sideline of land now or formerly of Alice T. Cook and past a portion of Lot #5-C. A copy of Plan #26-85 is attached. Thereafter the Chapmans conveyed 11 tracts of land collectively surrounding Lot #5-C to the First National Bank of Portsmouth by Warranty Deed dated January 15, 1993, recorded at Book 1674, Page 740. This deed referred to “Subdivision Plan Paul R. Chapman, Barrington, N. H.” dated May 1981 by Frederick E. Drew Associates, recorded as Plan #24-79.

Plan #24-79 depicts the right of way as “50' R.O.W. Reservation” and shows it running past the land now or formerly of Alice T. Cook. As Plan #24-79 predates the subsequent subdivision and 1987 sale of Lot #5-C it is not specifically shown on this plan. However, the deed to First National Bank of Portsmouth specifically excepts out the 1987 deed to Judy Fogarty of the subject property and abutting property previously conveyed to Alice Cook. The deed also states that the transfer is made subject to the 50 foot right of way granted to Judy Fogarty by providing as follows:

“SUBJECT to a 50' right-of-way as shown on Plan No. 24-79, said right-of-way servicing land now or formerly of Cook and land now or formerly of Fogarty. Said Fogarty land shown as Lot 5C on Plan No. 26-85.

Thereafter the First National Bank of Portsmouth conveys a portion of the larger parcel by Quitclaim Deed to Leonard Vigeant dated March 9, 1995 recorded at Book 1793 Page 467. This deed contains the same reservation as follows:

SUBJECT to a 50' right-of-way as shown on Plan No. 24-79, said right-of-way servicing land now or formerly of Cook and land now or formerly of Fogarty. Said LAND USE OFFICE shown as Lot 5C on Plan No. 26-85.”

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Thereafter Leonard Vigeant subdivides the land located between Brittany Lane and Chapman Drive into four (4) lots as depicted on a Plan entitled "Subdivision of Land, Chapman Drive, Barrington, N. H. for Leonard A. Vigeant dated June 1995" by Norway Plains Associates, Inc., recorded as Plan #47-28. A copy of this plan is attached.

Plan #47-28 shows Brittany Lane as an un-named private roadway traversing through the southerly portion of each of four (4) subdivided lots. The plan shows the width as 50 feet as it goes past the property now or formerly of Alice T. Cook and as it goes past a portion of Lot #5-C. The remaining portion is shown as 40 feet in width. This plan also contains the following pertinent notations, namely –

"Parcel 12/135-A is subject to the following:

A R.O.W. as shown on Ref. Plan 4 & 5, said R.O.W. servicing parcels 12/1358 & 12/1356".

[Reference to Plan 4 is Plan #24-79, and Reference Plan 5 is Plan #26-85 both of which are discussed above]

This plan contains the further notation –

"The 40' & 50' driveway access from Chapman Drive to its end at Lot 4 will remain a private road into perpetuity at no expense to the Town".

Thereafter, Mr. Vigeant proceeds to sell the four (4) subdivided lots. Each of the deeds out of the four (4) subdivided lots expressly provided in pertinent part:

"Subject to easements, restrictions and covenants as shown on Plan 47-28 recorded in the Strafford County Registry of Deeds.

Subject to a 50' right-of-way as shown on Plan No. 24-79 recorded in the Strafford County Registry of Deeds."

Based upon the foregoing we are of the opinion that the subject property (Lot #5-C) has access, in common with others entitled to use the same, from N. H. Route 125 over the 50' and 40' right of way known as Brittany Lane.

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EXCEPTIONS:

- a. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- b. Persons in possession and those claiming under leases for a term of less than seven years.
- c. My examination indicates that there are no mechanic's, materialmen's or other labor liens of record against the premises; however, liens of this nature may be perfected without recording within one hundred twenty (120) days from the last day that services are rendered, or materials are furnished by contractors and/or suppliers.
- d. Questions of possible encroachments, whether or not buildings and improvements are located entirely within the described premises, whether or not the roadway servicing the premises is accepted or is private and availability of public water supply, septic or storm drainage and other utilities to the premises.
- e. Any bankruptcy proceedings.
- f. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restriction or regulating or prohibiting the occupancy, use conveyance or enjoyment of the land or prohibiting a separation in ownership or a reduction in the dimensions or area of the land or the effect of any violation of such law, ordinance or governmental regulation.
- g. Rights of eminent domain, or governmental rights of police power, by town/city, county, state or federal authorities unless notice of the exercise of such rights in the records as of the date hereof.
- h. Any law, ordinance or governmental regulation relating to environmental protection unless notice of a defect, lien or encumbrance resulting from a violation thereof has been recorded as of the date hereof in those records in this jurisdiction in which under state statutes, deeds, mortgages, judgment liens or attachments must be recorded in order to impart constructive notice thereof to purchasers of the land for value without knowledge.

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i. Any disability of the grantor in the chain of title, any forgery of any instrument in the chain of title, any fraudulent or mistaken identity of a record title holder due to similar or identical names, any registry error in the records, the rights, if any, of undisclosed heirs, any exercise of a power of attorney after death or disability of the creator of the power, any defects in conveyances in the chain due to lack of delivery.

j. Any claim that any instrument in the chain of title (e.g. foreclosure deed, deed in lieu of foreclosure or other transfer) is invalid, unenforceable or impaired as constituting a fraudulent conveyance or preference pursuant to the Federal Bankruptcy Code or state insolvency or creditors' rights laws.

k. Any lien pursuant to R.S.A. 80:19, or for failure to pay municipal taxes, assessments, resident taxes, municipal inventories or any other statutory lien which may be an encumbrance but not of record.

l. Questions as to whether the subject premises are located within a federally designated flood plain area.

m. Liens, whether presently existing or hereafter arising on account of any indebtedness or liability to the State of New Hampshire arising pursuant to the provisions of the New Hampshire Hazardous Waste Law (R.S.A. 147-B).

This title certificate was prepared for the sole use and benefit of Vaughn K. Cook with the understanding that the undersigned reserves and retains the sole right to reproduce the same. This opinion is not to be construed as a guaranty of title.

WENSLEY & JONES, P.L.L.C.

By: _____
Attorney

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Applicant: Naughton Cook Case #

Subdivision, Site Review, and Lot Line Adjustment Application Checklist
Barrington Planning Board
Adopted January 20, 2009

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

An applicant seeking subdivision approval shall be responsible for providing all the information listed in the column below entitled "Subdivision" and should place an "x" in each box to indicate that this information has been provided. If an item is considered unnecessary for certain applications the "NA" box should be marked instead indicating "Not Applicable". Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

Check The Appropriate Box or Boxes Below:				
<input type="checkbox"/> Lot Line Relocation See Section I & II	<input type="checkbox"/> Site Plan See Sections I & II	<input checked="" type="checkbox"/> Subdivision Plan See Sections I, II, III, IV & V	Provided	NA
Section I:				
General Requirements				
1. Completed Application Form			<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Complete abutters list			<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Payment of all required fees			<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Five (5) full size sets of plans and six (2) sets of plans 11" by 17" submitted with all required information in accordance with the subdivision regulations and this checklist			<input type="checkbox"/>	<input type="checkbox"/>
5. Copies of any proposed easement deeds, protective covenants or other legal documents			<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Any waiver request(s) submitted with justification in writing			<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Technical reports and supporting documents (see Sections IX & X of this checklist)			<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Completed Application Checklist			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Section II:				
General Plan Information				
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations			<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Title block information:			<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Drawing title			<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Name of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Location of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Tax map & lot numbers of subject parcel(s)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

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(date of adoption)

Application Checklist

Barrington Subdivision Regulations

e. Name & address of owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Date of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Scale of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
h. Sheet number	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
i. Name, address, & telephone number of design firm	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
j. Name and address of applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Revision block with provision for amendment dates	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Planning Board approval block provided on each sheet to be recorded	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Certification block (for engineer or surveyor)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6. Match lines (if any)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Zoning designation of subject parcel(s) including overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Minimum lot area, frontages & setback dimensions required for district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
11. Note the following: "Required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through the completion of all construction activities. If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town."	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Note identifying which plans are to be recorded and which are on file at the town.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. Note the following: "All materials and methods of construction shall conform to Town of Barrington Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14. North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
16. Plan and deed references	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
17. The following notes shall be provided:	<input type="checkbox"/>	<input type="checkbox"/>		
a. Purpose of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Existing and proposed use	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Water supply source (name of provider (company) if offsite)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
d. Zoning variances/special exceptions with conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e. List of required permits and permit approval numbers	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f. Vicinity sketch showing 1,000 feet surrounding the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Plan index indicating all sheets	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
18. Boundary of entire property to be subdivided	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
19. Boundary monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Monuments found	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Map number and lot number, name addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Monuments to be set	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
20. Existing streets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Name labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Status noted or labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Right-of-way dimensioned	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
d. Pavement width dimensioned	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
21. Municipal boundaries (if any)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

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Application Checklist

Barrington Subdivision Regulations

22. Existing easements (Identified by type)	<input type="checkbox"/>	<input type="checkbox"/>		
A) Drainage easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B) Slope easements(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"/>		
E) No-cut zone(s) along streams & wetlands (as may be requested by the	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
F) Conservation Commission)				
G) Vehicular & pedestrian access easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
H) Visibility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
I) Fire pond/cistern(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
J) Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
K) 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
24. Area of each lot (In acres & square feet):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Existing lot(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Contiguous upland(s)	<input type="checkbox"/>	<input type="checkbox"/>		
25. Wetland delineation (including Prime Wetlands):	<input type="checkbox"/>	<input type="checkbox"/>		
a. Limits of wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Wetland delineation criteria	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Wetland Scientist certification	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
26. Owner(s) signature(s)	<input type="checkbox"/>	<input type="checkbox"/>		
27. All required setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
28. Physical features	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Wells	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Septic systems	<input type="checkbox"/>	<input type="checkbox"/>		
d. Stone walls	<input type="checkbox"/>	<input type="checkbox"/>		
e. Paved drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Gravel drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
29. Location & name (If any) of any streams or water bodies	<input type="checkbox"/>	<input type="checkbox"/>		
30. Location of existing overhead utility lines, poles, towers, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
31. Two-foot contour interval topography shown over all subject parcels	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
32. Map and lot numbers, name, addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Section III				
Proposed Site Conditions Plan				
(Use Sections I General Requirements & Section II General Plan Information)				
1. Surveyor's stamp and signature by Licensed Land Surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. Proposed lot configuration defined by metes and bounds	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Drainage easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
b. Slope easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
c. Utility easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
d. Temporary easement(s) (such as temporary turnaround)	<input type="checkbox"/>	<input type="checkbox"/>		
e. Roadway widening easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
f. Walking trail easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other easement(s) Note type(s)	<input type="checkbox"/>	<input type="checkbox"/>		
4. Area of each lot (In acres & square feet):	<input type="checkbox"/>	<input type="checkbox"/>		
a. Total upland(s)	<input type="checkbox"/>	<input type="checkbox"/>		

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Application Checklist

Barrington Subdivision Regulations

b. Contiguous uplands(a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Proposed streets:	<input type="checkbox"/>	<input type="checkbox"/>		
a. Name(s) labeled	<input type="checkbox"/>	<input type="checkbox"/>		
b. Width of right-of-way dimensioned	<input type="checkbox"/>	<input type="checkbox"/>		
c. Pavement width dimensioned	<input type="checkbox"/>	<input type="checkbox"/>		
6. Source and datum of topographic information (USGS required)	<input type="checkbox"/>	<input type="checkbox"/>		
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	<input type="checkbox"/>	<input type="checkbox"/>		
8. Soil Conservation Service (SCS) soil survey information	<input type="checkbox"/>	<input type="checkbox"/>		
9. Location, type, size & inverts of the following (as applicable):	<input type="checkbox"/>	<input type="checkbox"/>		
a. Existing water systems	<input type="checkbox"/>	<input type="checkbox"/>		
b. Existing drainage systems	<input type="checkbox"/>	<input type="checkbox"/>		
c. Existing utilities	<input type="checkbox"/>	<input type="checkbox"/>		
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	<input type="checkbox"/>	<input type="checkbox"/>		
11. Location of all water wells with protective radii as required by the NH Department of Environmental Services (meeting Town and NHDES setback requirements)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Existing tree lines	<input type="checkbox"/>	<input type="checkbox"/>		
13. Existing ledge outcroppings & other significant natural features	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14. Drainage, Erosion and Sediment Control Plan(s) containing all of the requirements specified in Section 16.3.2 (Final Plan Requirements) of the Subdivision Regulations	<input type="checkbox"/>	<input type="checkbox"/>		
Section IV				
Construction Detail Drawings				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Barrington Highway Department requirements, and Subdivision Regulations	<input type="checkbox"/>	<input type="checkbox"/>		
1. Typical cross-section of roadway	<input type="checkbox"/>	<input type="checkbox"/>		
2. Typical driveway apron detail	<input type="checkbox"/>	<input type="checkbox"/>		
3. Curbing detail	<input type="checkbox"/>	<input type="checkbox"/>		
4. Guardrail detail	<input type="checkbox"/>	<input type="checkbox"/>		
5. Sidewalk detail	<input type="checkbox"/>	<input type="checkbox"/>		
6. Traffic signs and pavement markings	<input type="checkbox"/>	<input type="checkbox"/>		
7. Drainage structure(s)	<input type="checkbox"/>	<input type="checkbox"/>		
8. Outlet protection riprap apron	<input type="checkbox"/>	<input type="checkbox"/>		
9. Level spreader	<input type="checkbox"/>	<input type="checkbox"/>		
10. Treatment swale	<input type="checkbox"/>	<input type="checkbox"/>		
11. Typical section at detention basin	<input type="checkbox"/>	<input type="checkbox"/>		
12. Typical pipe trench	<input type="checkbox"/>	<input type="checkbox"/>		
13. Fire protection details	<input type="checkbox"/>	<input type="checkbox"/>		
14. Erosion control details:	<input type="checkbox"/>	<input type="checkbox"/>		
15. Construction Notes	<input type="checkbox"/>	<input type="checkbox"/>		
a. Construction sequence	<input type="checkbox"/>	<input type="checkbox"/>		
b. Erosion control notes	<input type="checkbox"/>	<input type="checkbox"/>		
c. Landscaping notes	<input type="checkbox"/>	<input type="checkbox"/>		
d. Water system construction notes	<input type="checkbox"/>	<input type="checkbox"/>		
e. Sewage system construction notes	<input type="checkbox"/>	<input type="checkbox"/>		
f. Existing & finish centerline grades	<input type="checkbox"/>	<input type="checkbox"/>		
g. Proposed pavement - Typical cross-section	<input type="checkbox"/>	<input type="checkbox"/>		
h. Right-of-way and easement limits	<input type="checkbox"/>	<input type="checkbox"/>		
i. Embankment slopes	<input type="checkbox"/>	<input type="checkbox"/>		
j. Utilities	<input type="checkbox"/>	<input type="checkbox"/>		

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Section V Supporting Documentation If Required					
1.	Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	<input type="checkbox"/>	<input type="checkbox"/>		
2.	Stormwater management report	<input type="checkbox"/>	<input type="checkbox"/>		
3.	Traffic Impact analysis	<input type="checkbox"/>	<input type="checkbox"/>		
4.	Environmental Impact assessment	<input type="checkbox"/>	<input type="checkbox"/>		
5.	Hydrogeologic study	<input type="checkbox"/>	<input type="checkbox"/>		
6.	Fiscal Impact study provided	<input type="checkbox"/>	<input type="checkbox"/>		
7.	Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	<input type="checkbox"/>	<input type="checkbox"/>		
8.	Site Inventory and Conceptual Development Plan (from preliminary Conservation Subdivision review only)	<input type="checkbox"/>	<input type="checkbox"/>		

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APPLICATION AGREEMENT

I hereby apply for Subdivision Plan Review and acknowledge I will comply with all of the ordinances of the Town Of Barrington, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the subdivision Plan or Application specifications are incomplete, the Application will be considered rejected.

In consideration for approval and the privileges accruing thereto, the subdivider thereby agrees:

- E. To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions which become apparent during construction of the subdivision.
- E. To post all streets "Private" until accepted by the Town and to provide and install street signs as approved by the Selectmen of the Town for all street intersections.
- E. To give the Town on demand, proper deeds for land or rights-of-way reserved on the plat for streets, drainage, or other purposes as agreed upon.
- E. To save the Town harmless from any obligation it may incur or repairs it may make, because of my failure to carry out any of the foregoing provisions.
- E. Mr/Mrs RANDY ORVIS of GEOMETRES Blue Hills LLC to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: [Handwritten Signature]

Signature of Developer: _____

Technical Review Signatures: _____

Town Engineer/Planner Approval Signature: _____ The owners, by the filing of this application as indicated above, hereby give permission for any member of the Barrington Planning Board, the Town Engineer, The Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, test and inspections as may be appropriate.

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(Refusal to sign this permission form does not invalidate an application, but the Planning Board may not be able to make an informed decision regarding unseen lands with potential areas of concerns).

Signature of Owner: Vaughn Cook

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

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ADMINISTRATIVE AND REVIEW FEES