

## BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road  
Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

March 12, 2019

Barrington Planning Board  
Attention: Marcia Gasses Town Planner  
PO Box 660  
333 Calef Highway  
Barrington, NH 03825

RE: Site Plan Review & Subdivision Review  
Mike and Lisa McMahon  
Tax Map 234, Lot 25

Mr. Chairman and Members of the Barrington Planning Board

### Background and General Narrative:

Mike and Lisa McMahon own the parcel known as 46 Oak Hill Road in Barrington, NH (Tax Map 234, Lot 25). Berry Surveying and Engineering has conducted an on-site survey of the parcel which includes a topographical analysis as well as a wetland analysis. The site contains a single family dwelling that sits facing Oak Hill Road. The parcel slopes upwards from NH Route 9 and Meetinghouse road, towards the middle of the parcel. The parcel is mostly wooded.

### The Proposal:

The proposal is to construct three private roadways and a driveway off Meetinghouse road to provide access to 24 triplex units (the construction of Meetinghouse Road is included within a separate subdivision application). The subdivision of lots is provided in a separate application. These units will sit facing Meetinghouse and will be serviced by onsite wells and onsite septic systems. Parking areas are proposed in between some of the triplexes in order to provide ample room for guest parking. A lighting plan is also included in the plan set to show the proposed lamps and how they will illuminate the triplex units, parking areas and the roadway/driveway entrances off Meetinghouse Road. The units proposed are drive under townhouses, a;; are 2 bedrooms, with garage and 1 space out front.

Given the natural topography and the location of proposed drainage features within the site design, the proposed roadways will be constructed so that all the runoff generated from the proposed development to be diverted downhill to rain gardens, where the runoff will be treated through the use of advanced bio filtration with embedded anaerobic zones. Several residential infiltration trenches are also proposed to be built to capture some of the runoff generated by the roofs and re-infiltrate into the ground.

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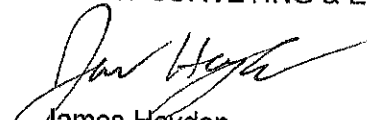
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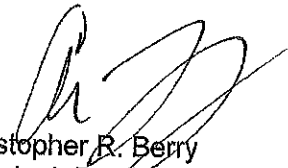
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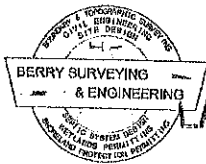
All proper erosion and sediment control measures will be taken to ensure that sediment and runoff is contained throughout the construction process. Construction entrances will be installed at all roadway locations to limit tracking onto Meetinghouse Road. Perimeter control will also be used along the perimeter to ensure that no sediment runs off onto abutting properties or Meetinghouse Road.

All necessary State and Federal permits will be applied for and copies of those permits will be given to the Town when they are acquired. A full traffic analysis has also been conducted as part of the subdivision application, for the abutting parcel to the north.

Respectfully submitted,  
BERRY SURVEYING & ENGINEERING

  
James Hayden  
Engineering Technician

  
Christopher R. Berry  
Principal, President



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# Project Application

## Land Use Department

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

234-25-V-19-SR

Case Number: \_\_\_\_\_ Project Name: McMahon Date 3-12-19

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: Meetinghouse Road Area (Acres or S.F) 23.55 Ac.

Project Address: Meetinghouse Road & Oak Hill Road

Current Zoning District(s): Village District Map(s) 234 Lot(s) 25

Request: \_\_\_\_\_

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.

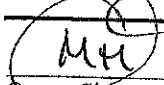
Owner: Michael H. & Lisa M. McMahon  
Company \_\_\_\_\_  
Phone: 603-553-3929 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: 139 Stage Road, Hamsptead, NH 03841

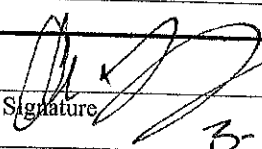
Applicant (Contact): Same as applicant  
Company \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_

Developer: Same as applicant  
Company \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_

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

Engineer: Kenneth A. Berry  
Company Berry Surveying & Engineering  
Phone: 603-332-2863 Fax: \_\_\_\_\_ E-mail: kberry@berrysurveying.com  
Address: 335 Second Crown Point Road, Barrington NH 03825 crberry@metrocast.net

  
Owner Signature \_\_\_\_\_  
Staff Signature Barbara Drury

  
Applicant Signature \_\_\_\_\_  
Date 3-12-19

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Applicant: McMahon

Case # 234-25-V-19-SP

**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:		Provided	NA		
<input type="checkbox"/> Lot Line Relocation See Section I & II	<input checked="" type="checkbox"/> Site Plan See Sections I & II				
<b>Section I:</b>					
<b>General Requirements</b>					
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 (6) sets of plans 11" by 17" submitted with all required information in accordance with the subdivision regulations and this checklist		<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Completed Application Checklist		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<b>Section II:</b>					
<b>General Plan Information</b>					
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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**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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
16. Plan and deed references	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
17. The following notes shall be provided:	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>		
d. Pavement width dimensioned	<input checked="" type="checkbox"/>	<input 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 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"/>		
E) No-out zone(s) along streams & wetlands ( as may be requested by the Conservation Commission)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
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 checked="" type="checkbox"/>	<input type="checkbox"/>		
25. Wetland delineation (Including Prime Wetlands):	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Stone walls	<input checked="" 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 checked="" 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"/>		
<b>Section III</b>				
<b>Proposed Site Conditions Plan</b>				
<b>(Use Sections I General Requirements &amp; Section II General Plan Information)</b>				
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 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"/>		
e. Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f. Walking trail easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g. Other easement(s) Note type(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Area of each lot (in acres & square feet):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Total upland(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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**Application Checklist**

**Barrington Subdivision Regulations**

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

See subdivision

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**Application Checklist**

**Barrington Subdivision Regulations**

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 checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Stormwater management report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Traffic Impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
4. Environmental impact assessment	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Hydrogeologic study	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Fiscal Impact study provided	<input checked="" 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 checked="" type="checkbox"/>			
8. Site Inventory and Conceptual Development Plan (from preliminary Conservation Subdivision review only)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

See  
subdivision

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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 \_\_\_\_\_ of McMAHON to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: 

Signature of Developer: SALE

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.

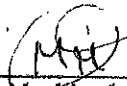
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(Refusal to sign this permission form does not invalidate an application, but the Planning Board may not be able to make an informed decision regarding unseen lands with potential areas of concerns).

Signature of Owner: \_\_\_\_\_



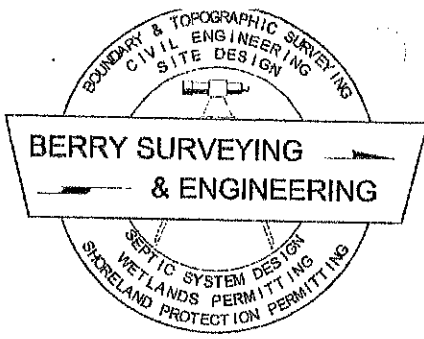
Note: The developer/individual in charge must have control over all project work and be available to the Road Agent and Code Enforcement Officer during the construction phase of the project. The Road Agent and Code Enforcement Officer must be notified within two (2) working days of any change by the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

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ADMINISTRATIVE AND REVIEW FEES



## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

## **Fiscal Impact Analysis**

**For**

**McMahon**

**Tax Map 234, Lot #25**

Mike and Lisa McMahon  
N.H. Route 9, Oak Hill Road, Meetinghouse Road  
Barrington, NH

Prepared By

Berry Surveying & Engineering  
335 Second Crown Point Road  
Barrington, NH 03825  
603-332-2863

File Number  
DB2017-052

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## Introduction

The proposal is to construct three private roadways and a driveway off Meetinghouse road to provide access to 24 triplex units (the construction of Meetinghouse Road is included within a separate subdivision application). The subdivision of lots is provided in a separate application. These units will sit facing Meetinghouse and will be serviced by onsite wells and onsite septic systems. Parking areas are proposed in between some of the triplexes in order to provide ample room for guest parking. A lighting plan is also included in the plan set to show the proposed lamps and how they will illuminate the triplex units, parking areas and the roadway/driveway entrances off Meetinghouse Road. The units proposed are drive under townhouses, are 2 bedrooms, with garage and 1 space out front.

**Attendance at Public Schools:** In a study published in 2004 by New Hampshire Housing Finance Authority (NHHFA) the average rate derived for child per household in a single family attached dwelling was 0.31 and is on average declining in the state of New Hampshire. The site design proposes 24 units which fall into the single family attached category.

There are no outside forces due to marketing, demographic or the surrounding neighborhood to influence a higher or lower rate than provided in the NHHFA study.

Given the anticipated end user as mentioned above, offset by the known increase in enrollment specific to Barrington, a rate of .45 was used in this analysis. This rate is on par with the single family average published in the NHHFA study.

$$0.45 \times 24 = 10.8 \sim (11)$$

It should be noted that this number would be dispersed over entire school age system.

**Increase in Vehicular Traffic:** While it is anticipated that at some point all of the units will be individually owned, to account for both homeowner and tenant possibilities, we have averaged ITE Code 224 & 230. 224 are listed as Townhouse rental while 230 is Townhouse ownership. AM Peak rate  $\sim 0.44 \times 24$  units = **10.56T**. 17% entering & 83% exiting. 50%/50% left-right split. PM Peak rate  $\sim 0.52 \times 24$  units = **12.48T**. 67% entering & 33% exiting. 50%/50% left-right split.

**Change in Number of Legal Residents:** It is anticipated that all occupants would be residents with two people per unit. 48 resident increases. (59 if children are included)

**Increases in Municipal Costs:** As mentioned above, this is proposed to be a private roadway. The Department of Public Works will not have the responsibility of winter or summer maintenance, or general maintenance typically required as long term expense. Expenses related to the Fire department and Police department are proposed to be the same as any typical development project. The project site will be on septic and well. A fire cistern is to be installed, which will be owned by the Town in the future.

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**Load on Public Utilities or future demand for them:** As noted above, the proposed units will be serviced by on site septic and wells.

**Public Safety:** The project will not have an adverse effect on public safety. Normal residential uses, identical to those of the surrounding neighborhood are anticipated. Auto traffic safety is enhanced by limiting access to the property to one entrance and one exit, far fewer than a comparable number of units in the surrounding neighborhood.

**Changes in Tax Revenue:** The existing tax rate is 24.78 dollars per thousand of value. The estimated cost of improvements is in excess of \$6, 000,000. Generating tax revenue of at least \$148,680. Currently the assessment of the property is limited to raw land.

**Changes in Surface Drainage:** A full drainage analysis has been submitted with the coinciding subdivision of Lots 31 & 31-4. Several drainage best management practices such as rain gardens and swales will be constructed in order to mitigate and treat the runoff generated from the proposed subdivisions and triplex site design. Flows and discharge points are not proposed to change under the post development build out.

**Increased Consumption of Ground Water:** Wells are proposed to service the proposed units but given the lack of existing use on this lot, the proposed development should not have an adverse effect on the groundwater, and is subject to NHDES subsurface review. Onsite septic allows for re-infiltration. The total withdrawal is estimated to be 7,200 GPD.

**Increased Refuse Disposal:** Refuse disposal is to be handled via private pickup and disposal.

**Pollution of Water or Air:** Given the detention system and advanced treatment systems proposed for the storm water system, there are no known air quality issues related with normal single family uses. Therefore, there will be no impact to air and water.

**Land Erosion and Loss of Tree Cover:** A robust landscaping plan is proposed so that the area around the proposed triplex units can be re-vegetated. A majority of the parcel will remain wooded in order to maintain the natural tree cover.

**Disturbance to other aspects of the natural ecology:** The triplex units are proposed to be built along Meetinghouse Road. This is not only to provide easy access to them but also to maintain a wooded buffer between the proposed site and the abutting parcels.

**Blocking Views:** The proposed triplex units will be constructed abutting Meetinghouse Road and away from the middle of the parcel. This will allow the only viewing of the units to be from

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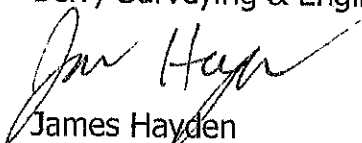
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Meetinghouse Road. The natural topography will be used to shield the proposed development from abutting parcels.

**Harmony with Surrounding Developments:** The proposed density sits within the Village District which allows for a denser placement of units based on the zoning. The proposed triplex units will conform to the types of development desired within the Village District.

**Location of Utilities:** All utilities required for this project will be installed underground.

Respectfully submitted,  
Berry Surveying & Engineering

  
James Hayden  
Engineering Technician

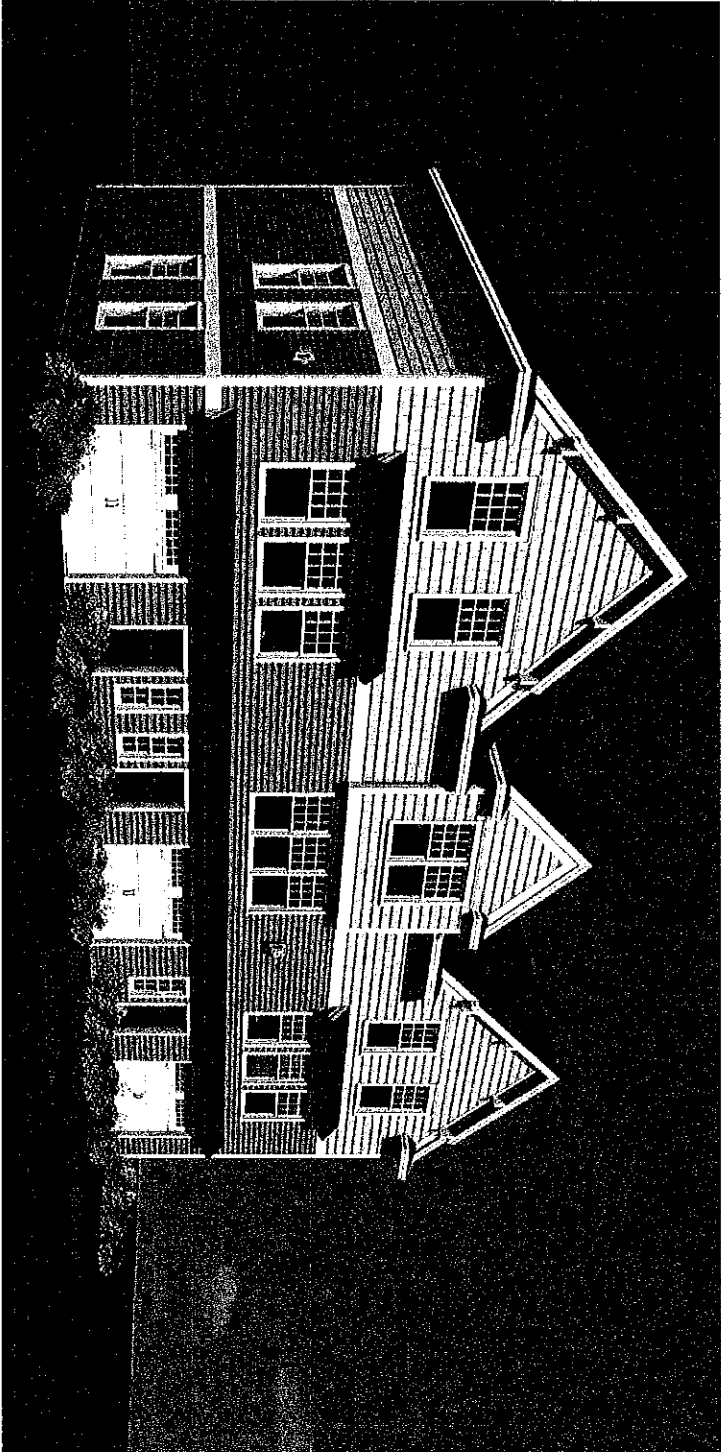
  
Christopher R. Berry  
Principal, President

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# Nick and Nora Townhouses

630.120 X3 (1/28/2017)

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**3-Plex - Full Front**

**Artform Home Plans**  
Prelim / Work in Progress 603-431-9556

Some items shown are optional and/or may vary. Builder's written specifications always govern.

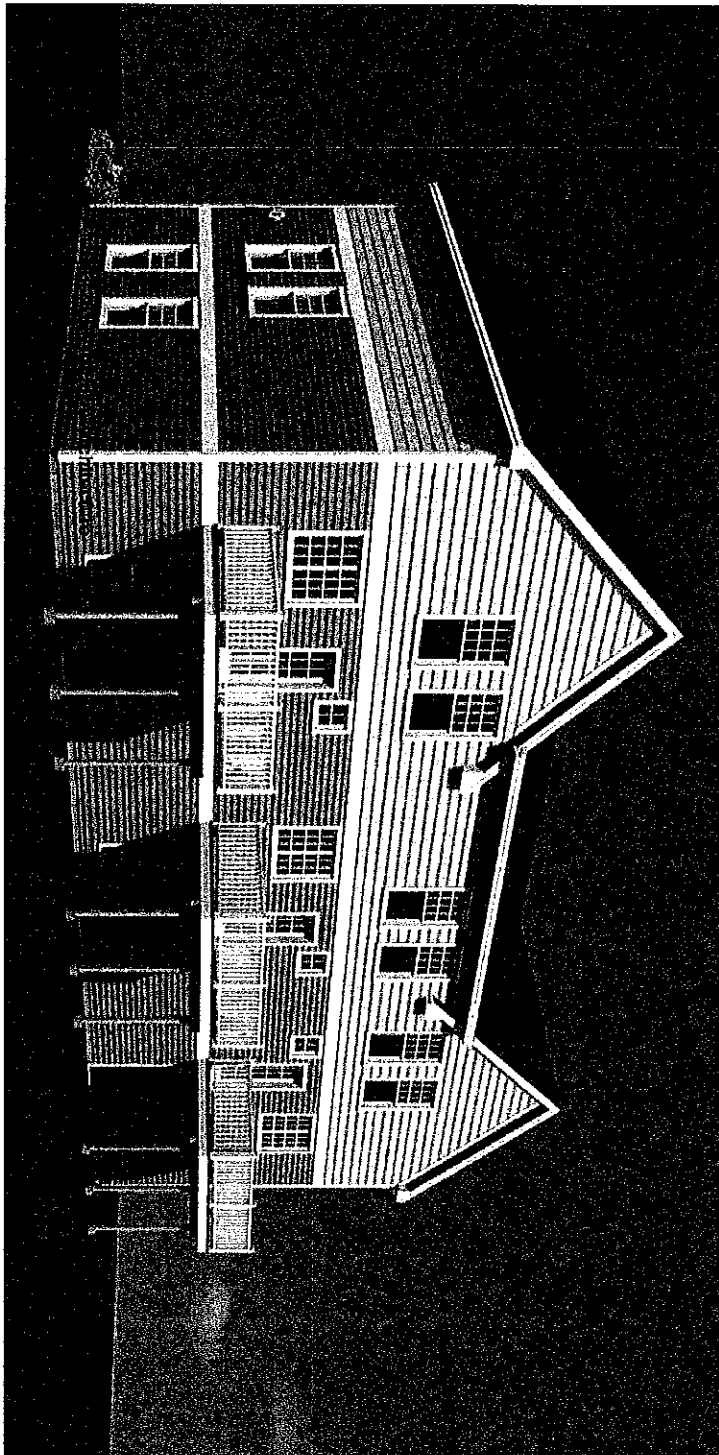
1. Gas fireplace and it's surround or mantel
2. Kitchen - island, cabinet style & trim, countertop material, etc.
3. Door styles and trim
4. Window grilles and trim, window treatments
5. Stair balusters or low walls at stairs
6. Lighting
7. Material selections (flooring, siding, roofing, paint colors, etc.)
8. Other furnishings
9. Landscaping, paving and walkways
10. Gutters, shutters and other exterior trim components
11. Deck size, railing style, stair location, etc.
12. Amount of exposed basement and/or wood framed walls at basement.

These images are not of any specific building site. Sun and view through windows will vary, as will the site around the house on the exterior and the slope of the land.

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3-Plex - Full Rear

**Artform Home Plans**  
Prelim / Work in Progress 803-431-9559

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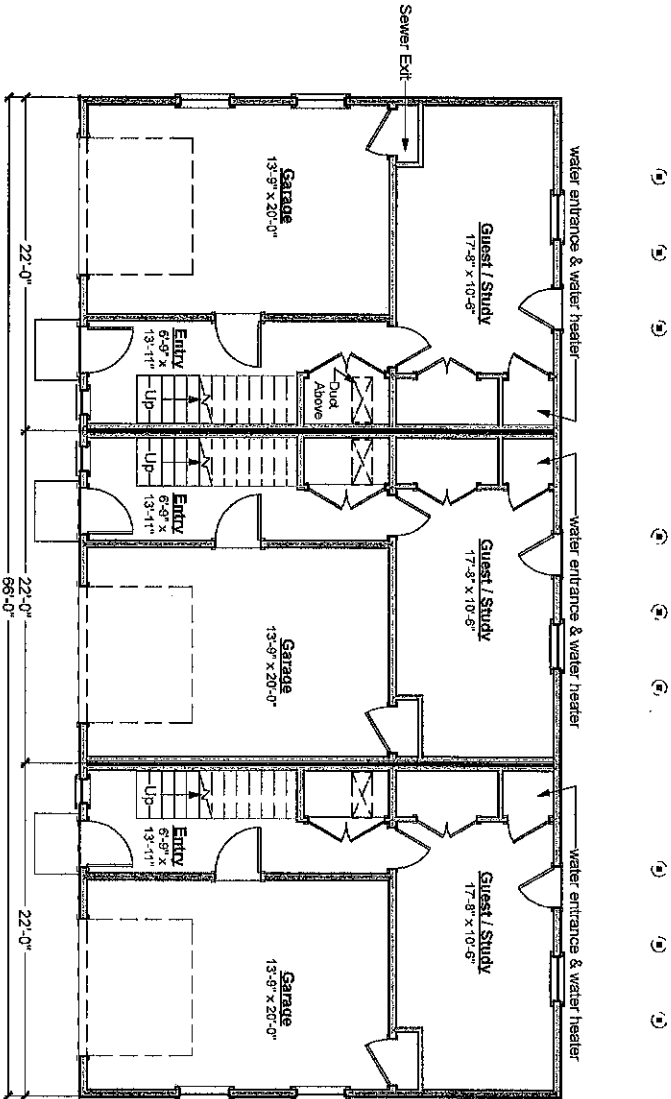
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Living Area SF calculated to inside of  
 framing per usual Condominium standard  
**Condo Living Area this Floor**  
 End Typical Unit: 353 sq ft  
 8'-0" ceiling



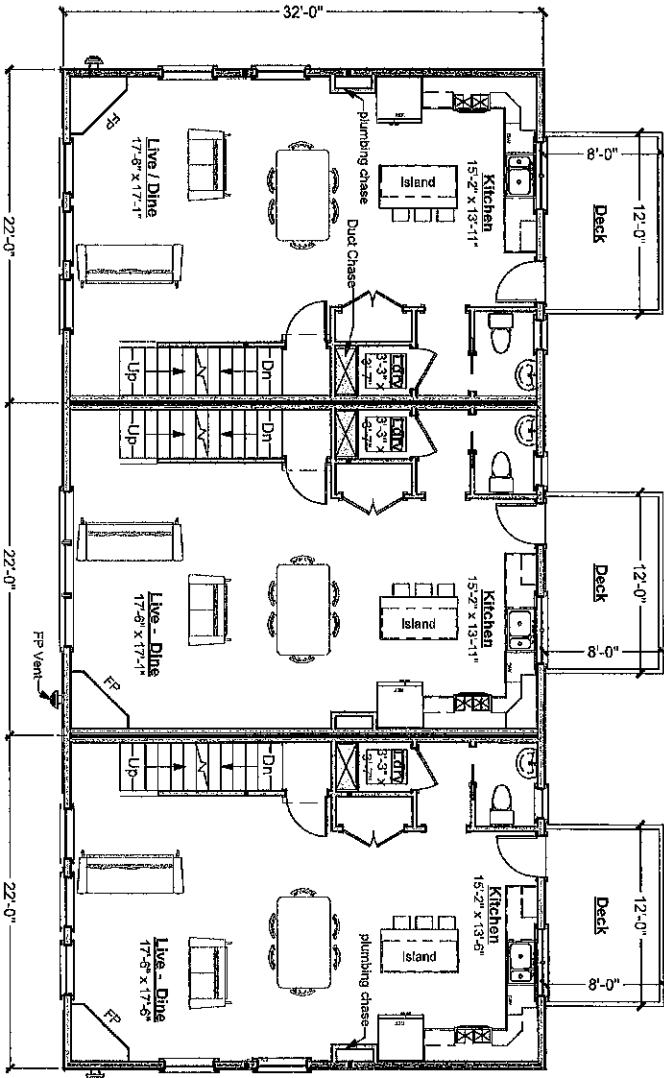
**22x32 3-Plex First Floor Plan**  
 Scale: 1/8" = 1'-0"

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Living Area SF calculated to inside of  
 framing per usual Condominium standard  
**Condo Living Area this Floor**  
 End / Typical Unit: 556  
 8'-0" ceiling



**22x32 3-Plex Second Floor Plan**  
 Scale: 1/8" = 1'-0"

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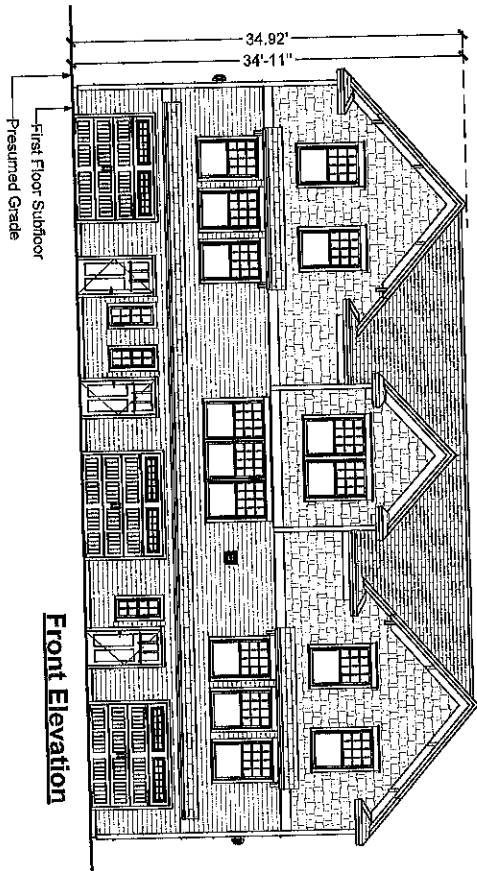


**Nick and Nora Townhouses**  
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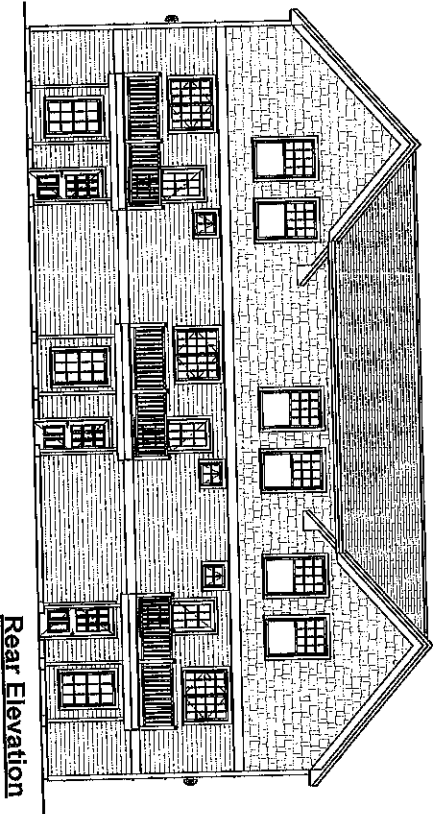
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**22X32 3-Plex Elevations**  
 Scale: 3/32" = 1'-0"

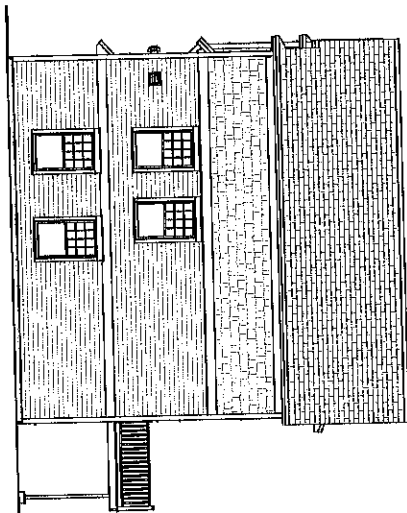
**Artform Home Plans**  
 Prelim / Work in Progress 603-431-9559



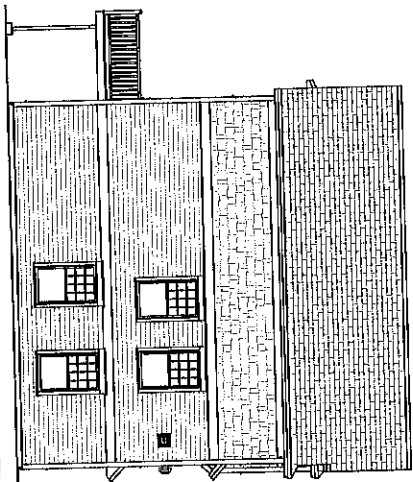
**Front Elevation**



**Rear Elevation**



**Right Elevation**



**Left Elevation**

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