

Project Application

Land Use Department

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

Case Number: 233-301-19-96/walwa Project Name: Ramsdell Woods Subdivision Date 5-8-19

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 waiver to driveway slope

Project Name: Ramsdell Woods Subdivision (Lot #1) Area (Acres or S.F) 0.83 Ac
 Project Address: Thatcher Way
 Current Zoning District(s): Neighborhood residential Map(s) 233 Lot(s) 30
 Request: Allow a portion of the driveway to be at 12% slope

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: Frank Catapano
 Company Bar Homes, Inc.
 Phone: 603-264-5400 Fax: na E-mail: frank@ohbllc.com
 Address: P.O. Box 334, Stratham, NH 03885

Applicant (Contact): Same as owner
 Company _____
 Phone: _____ Fax: _____ E-mail: _____
 Address: _____

Developer: Same as owner
 Company _____
 Phone: _____ Fax: _____ E-mail: _____
 Address: _____

Architect: na
 Company _____
 Phone: _____ Fax: _____ E-mail: _____
 Address: _____

Engineer: Scott R Frankiewicz, LLS
 Company New Hampshire Land Consultants, PLLC scott@nhlandconsultants.com
 Phone: 603-942-9220 Fax: NA E-mail: _____
 Address: 683C First NH Turnpike, Northwood, NH 03261

Owner Signature [Signature]
 Applicant Signature _____
 Staff Signature [Signature] Date 5/9/19

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N.H. LAND
Consultants
SURVEYING • LAND PLANNING • REAL ESTATE
A Veteran Owned Company

TRANSMITTAL:

Date: May 13, 2019

**To: Town of Barrington
Planning Board**

Re: Barhomes, LLC, Frank Catapano, Special permit & waiver application for Lot 1 of Ramsdell Woods subdivision

To Whom It May Concern,

Enclosed is an application for a special permit to impact a wetland buffer per Section 9.6 of the subdivision regulations and a request for a waiver from the 10% driveway slope per Section 12.3.4(4), to allow up to 12% for a portion of the driveway. The driveway location has been revised from the preliminary location, as shown on the approved subdivision, due to the fact the utility company placed the electric and cable boxes in the location that was proposed for the driveway. By moving the location of the driveway we will be able to reduce the cut into the road side slope and cut within the lot overall.

Sincerely,
Scott R. Frankiewicz
Email: scott@nhlandconsultants.com
www.nhlandconsultants.com
Cell: 603-833-5913
Office: 603-942-9220

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Subdivision Plan Waiver Request Form

Under Subdivision Plan Regulations 5.3-Request for Waivers, 8.1-Waivers for Specific Plan Submission Requirements and 11.1-General Waiver Provision

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Barrington Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Barrington Subdivision Regulations article, section and paragraph. Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Strafford County Registry of Deeds.

Name of Subdivision Plan (See Title Box): Ramsdell Woods Subdivision

Case Number: 233-30.1A-NR-19-9.6/waiver

Site Location: Thatcher Way (Lot #1, Tax Map 233 Lot 30.01A)

Zoning District(s): Neighborhood residential

Owner (s): Bar Homes, Inc. (Frank Catapano)

Address of Owner(s): P.O. Box 334

Address Line 2: Stratham, NH 03885

Name of Applicant (if different from owner): Same as owner

Phone Number 603-264-5400 Email Frank@OHBLIC.COM

Land Surveyor: Scott R Frankiewicz

I, Frank Catapano, (Bar Homes) seek the following waiver to the Town of Barrington Subdivision Regulations for the above case submittal: Section 12.3.2(4)...Grade. The allowed driveway slope is a maximum of 10% with a negative grade until it is beyond the ditch lines. We are requesting to be allowed to have a portion of the driveway graded at 12% while retaining the required negative slope from the road to the ditch line. The waiver requested is being applied for this lot to avoid a large cut and blasting at the house location. By allowing the grade increase for a small portion of the driveway it will allow the house foundation to be raised close to the existing grades.

Signature of Owner/Applicant: [Handwritten Signature], preaudit Date: 5/9/19

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FEES:	
Application \$150.00	Public Notice: 75.00 per submission
Abutters @ _____ X \$7.00 each= _____	Other _____
Total Received: \$ _____ Cash _____ Check# _____	
Date Received _____	

**SECTION 9.6 APPLICATION FOR SPECIAL PERMIT FOR CONSTRUCTION
IN WETLAND BUFFER
TOWN OF BARRINGTON
PO Box 660; 333 Calef Highway
Barrington, New Hampshire 03825**

A SPECIAL USE PERMIT allows the Town of Barrington to consider special uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a wetlands buffer in the Wetlands Protection District Overlay, but rather only by a special use permit. A public hearing is required.

Is the proposed use permitted by right in the appropriate base zoning district? (See Table 1, Table of Uses, located in the town zoning ordinance)

- If yes, then proceed with the below criteria for a Special Use Permit pursuant to Section 9.6.
- If, on the other hand, the proposed use requires a conditional use permit, a special exception, or a variance, you must obtain that permit or approval before seeking a Special Use Permit pursuant to Section 9.6.

This application applies only to uses proposed in the Wetlands Protection District Overlay that violate the required wetland buffer. There is a separate application for a Conditional Use Permit pursuant to Section 3.4, which is also available in the town Land Use Office.

Is the proposed use related to a Site Plan or Subdivision Application? Yes X No _____

Name of Project Thatcher Way

Address of Property Lot #1 Thatcher Way

Tax Map 233 Lot 30.01A Zoning District(s) NR Overlay _____ Total Area of Site 0.83

Name of Applicant/Agent Scott Frankiewicz, New Hampshire Land Consultants

Mailing Address of Applicant/Agent 683C First NH Turnpike, Northwood, NH 03261
603-942-9220 scott@nhlandconsultants.com

Telephone: _____ Email: _____ Fax: _____

Name of Property Owner Bar Homes, Inc. (Frank Catapano)

Mailing Address of Property Owner P.O.Box 334, Stratham, NH 03885
frank@OHBLLC.COM

Telephone: 603-264-5400 Email: _____ Fax: _____

Letter of Authorization Provided X

Signature of Owner _____ *[Handwritten Signature]* _____, President
Deed Provided X

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

Currently a vacant lot within the Ramsdell Woods subdivision

Size of Impact _____

Describe in detail all proposed uses, structures, construction, or modifications requiring a Special Use Permit.

A small portion of the driveway from the road, Thatcher Way, to the house location.

Describe in detail how the following standards of the Town of Barrington Zoning Ordinance under Section 9.6 "Special Permit for Construction in a Wetlands Buffer" have been satisfied by your proposal. (You may attach a separate sheet.)

1. The proposed use is in keeping with the intent and purposes set forth in the zoning ordinance as permitted in the base zoning district (See Table 1, Table of Uses, located in the zoning ordinance). If the base zoning district requires a conditional use permit or special exception for the proposed use, one must already have been obtained; or if the proposed use is not listed on the Table of Uses or is listed but not permitted, one must already have obtained a variance.

The use is single-family dwelling which is an allowed use

2. After a review of all reasonable alternatives, it is determined to be infeasible to place the proposed structure or use outside of the buffer zone.

To place the driveway outside of the buffer will require a substantial cut and blasting for the foundation.

3. The proposed structure or use must be set back as far as possible from the delineated edge of the wetland or surface water.

The driveway is setback ' ' from the edge of the delineated wetlands.

4. Appropriate erosion control measures must be in place prior to and during construction.

The driveway side slopes are sloped into the driveway and down to the roadside swales on Thatcher Way.

5. Any disturbance to the surrounding buffer zone must be repaired and restored upon completion of construction.

All buffer area disturbed, not associated with the driveway will repaired and restored upon completion of construction.

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Revised 5/22/13

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6. All available mitigation measures to address changes in water quality and quantity be implemented, along with design and construction methods to minimize adverse impacts, if required by the Planning Board.

All runoff from the driveway and driveway side slopes will be directed back towards the driveway and to the roadside swales.

Statement of Assurance and Agreement:

I hereby certify that to the best of my knowledge this submitted application information is true and correct. All proposed development will be in conformance with the information contained on the application and in the approved plan as well as the provisions of the Town of Barrington ordinances and regulations.

The Owner/Agent, by filing an application, hereby grants permission for members of the Board and staff to enter onto the subject property for the purposes of this review.

Applicant/Agent Signature _____ Date 5/9/19

Owner Signature _____ Date _____

Owner Signature _____ Date _____

Barbara Irvine _____ Date 5/13

Staff Signature _____ Date _____

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Abutters list

Owner

Tax Map 233 Lot 30.01A
Barhomes Inc.
P.O. Box 334
Stratham, NH 03885

Abutters

Tax Map 233 Lot 30.02
Russell Kliese & Wen Yumei
17 Thatcher Way
Barrington, NH 03825

Tax Map 233 Lot 30
Ramsdell Woods Association
P.O. Box 334
Stratham, NH 03885

Professional

New Hampshire Land Consultants, PLLC
683C First NH Turnpike
Northwood, NH 03261

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