

# 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: 227-20-6A-20-SR Project Name: Nippo LAKE GOLF course Date: 8/10/2020  
Amended Site plan  
Tr 227 LOT 20

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: Nippo LAKE GOLF course Area (Acres or S.F) 66.14 Ac  
Project Address: 88 STAGE COACH ROAD  
Current Zoning District(s): General Residential Map(s) 227 Lot(s) 20  
Request: 1st Floor Proshop Addition And 2nd story Deck Addition

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: FRANKLIN Resource Group  
Company \_\_\_\_\_  
Phone: 603-817-9754 Fax: \_\_\_\_\_ E-mail: John@nippolake.com  
Address: 88 STAGE COACH RD, BARRINGTON, NH 03825 603 817-9754

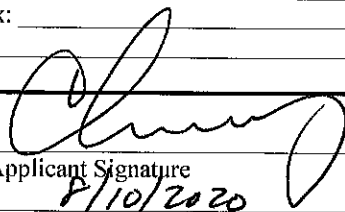
Applicant (Contact): Chris Chickey  
Company ERIC C. MITCHELL + ASSOC. INC  
Phone: 603-627-1181 Fax: \_\_\_\_\_ E-mail: chickey@ecm-inc.net  
Address: 38 South River Rd, Bedford, NH 03110

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

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

Engineer: \_\_\_\_\_  
Company S/A Applicant  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_

Owner Signature Burina Swine  
Staff Signature \_\_\_\_\_

Applicant Signature   
Date 8/10/2020

# TOWN OF BARRINGTON – LAND USE DEPARTMENT

## PROJECT NARRATIVE

PROJECT NAME: Amended Site Plan, Tax Map 227 Lot 20 CASE FILE NUMBER

PROJECT LOCATION: "Nippo Lake Golf Course" – 88 Stagecoach Road

DATE OF APPLICATION: 8/10/2020

### Property Details:

Commercial

Current Zoning: General Residential Lot Area Size: 66.14 acres.

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.

We are proposing a minor site plan amendment to the previously approved site plan in 2010 for the Nippo Lake Golf Course. This application is for a 6 foot addition to the first floor pro shop along the westerly and northerly sides of the existing building and a second floor deck addition along the northerly side of the existing building and reconfiguring the existing stairs along the southerly side of the existing deck. There are no proposed grading changes and the amount of impervious ground will not increase since the existing pavement and patio, which are considered impervious, run along the existing building.

**ABUTTERS LIST**  
**PREPARED FOR: FRANKLIN RESOURCE GROUP LLC**  
**88 STAGECOACH ROAD, BARRINGTON, NH 03825**  
**TAX MAP 227, LOT 20**  
**STAGECOACH ROAD**  
**BARRINGTON, NEW HAMPSHIRE**  
**ECM JOB # (2)16-80**  
**Dated: 08-10-2020**

Tax Map 110, Lot 8  
John F. & Christina Maiorino  
124 Golf Course Lane  
Barrington, NH 03825

Tax Map 227, Lot 18  
Bruce Barbour  
41-37 52<sup>nd</sup> Street, Apt. 3R  
Woodside, NY 11377

Tax Map 110, Lot 118  
Lakeview Estates Homeowners Assn.  
14 Wadleigh Lane  
Hampton Falls, NH 03844

Tax Map 227, Lot 19.2  
Stephen & Gayle Perreault  
69 Boulder Drive  
Barrington, NH 03825

Tax Map 216, Lot 1  
Edward Bruce  
46 Hansonville Road  
Rochester, NH 03839

Tax Map 227, Lot 19.3  
Robert & Michelle Lemos  
81 Boulder Drive  
Barrington, NH 03825

Tax Map 216, Lot 3  
Fairway Heights Homeowners Assn.  
PO Box 341  
Barrington, NH 03825

Tax Map 227, Lot 20.1  
Brandi Everidge  
95 Parker Mountain Road  
Barrington, NH 03825

Tax Map 216, Lot 40  
Matthew M. Roy  
137 Parker Mountain Road  
Barrington, NH 03825

**Tax Map 227, Lot 20**  
Tax Map 227, Lot 13  
Franklin Resource Group LLC  
88 Stagecoach Road  
Barrington, NH 03825

Tax Map 227, Lot 11  
Eric R. Morris  
Rebekah Jardine  
63 Stagecoach Road  
Barrington, NH 03825

Tax Map 227, Lot 20.2  
Marcus & Nina Katkin  
38 Stagecoach Road  
Barrington, NH 03825

Tax Map 227, Lot 12  
Douglas Hinton  
71 Stagecoach Road  
Barrington, NH 03825

Tax Map 227, Lot 22  
Robert J. Drew  
10 Stagecoach Road  
Barrington, NH 03825

Tax Map 227, Lot 14  
Frank & Denise Zavota  
PO Box 17063  
Smithfield, RI 02917

Tax Map 227, Lot 23  
Eighmey Revocable Trust  
544 Route 126  
Barrington, NH 03825

Tax Map 227, Lot 24  
Joshua M. & Lisa C. Kardos  
76 Parker Mountain Road  
Barrington, NH 03825

**Consultants:**

Eric C. Mitchell & Associates, Inc.  
38 South River Road  
Bedford, NH 03110

Applicant Franklin Resource Group Map/Lot# 227/20 Case# 227-20-GR-20-SR

**Site Review Application Checklist  
Barrington Planning Board**

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

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

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

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

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

APPLICATION AGREEMENT

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

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

- E. To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions which become apparent during construction of the site plan review.
- E. To post all streets "Private" until accepted by the Town and to provide and install street signs as approved by the Selectmen of the Town for all street intersections.
- E. To give the Town on demand, proper deeds for land or rights-of-way reserved on the plat for streets, drainage, or other purposes as agreed upon.
- E. To save the Town harmless from any obligation it may incur or repairs it may make, because of my failure to carry out any of the foregoing provisions.
- E. Mr Mrs Chris Mickey of Eric C. Mitchell + Assoc. INC. The owners, by the communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

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

Signature of Developer: \_\_\_\_\_

Technical Review Signatures: \_\_\_\_\_

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



