

Project Application

Land Use Department

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

233-43-NR/HCO-20-SR

Case Number: _____ Project Name: Barrington Recreation Dept Date: 7/14/2020

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: BARRINGTON RECREATION DEPARTMENT Area (Acres or S.F.) 2.92 AC

Project Address: 105 RAMSDALL LANE

Current Zoning District(s): NR, HCO Map(s) 233 Lot(s) 43

Request: THE INTENT OF THE PROJECT IS TO CONSTRUCT A 1,458 SF ADDITION ON THE EXISTING BARRINGTON RECREATION DEPARTMENT BUILDING TO BE UTILIZED AS OFFICE SPACE.

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: TOWN OF BARRINGTON, NEW HAMPSHIRE
 Company _____
 Phone: (603) 664-9007 Fax: _____ E-mail: _____
 Address: P.O. BOX 660, BARRINGTON, NH 03825

Applicant (Contact): CONNOR MACIVER - TOWN ADMINISTRATOR
 Company TOWN OF BARRINGTON, NEW HAMPSHIRE
 Phone: 603-664-9007 Fax: _____ E-mail: CMACIVER@BARRINGTON.NH.GOV
 Address: P.O. BOX 660, BARRINGTON, NH 03825

Developer: _____
 Company CARENO CONSTRUCTION COMPANY, LLC
 Phone: 603-436-1006 Fax: 603-436-6020 E-mail: BUILD@CARENOCONSTRUCTION.COM
 Address: 270 WEST ROAD #4, PORTSMOUTH, NH 03801

Architect: _____
 Company PORT ONE ARCHITECTS, INC.
 Phone: 603-436-8891 Fax: _____ E-mail: INFO@PORTONEARCHITECTS.COM
 Address: 959 ISLINGTON STREET, PORTSMOUTH, NH 03801

Engineer: GEOFFREY R. ALEVA, P.E.
 Company CIVIL CONSULTANTS
 Phone: 207-384-2550 Fax: 207-384-2112 E-mail: GEOFF@CIVCON.COM
 Address: P.O. BOX 100, SOUTH BERWICK, ME 03908

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Owner Signature
Barbara Irvine
 Staff Signature

Applicant Signature
[Signature]
 Date 7/13/2020

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TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME BARRINGTON REC DEPARTMENT CASE FILE NUMBER 233-43-NR/HCO-20-SR

PROJECT LOCATION 105 RAMSDELL LANE

DATE OF APPLICATION 7/13/2020

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: NR/HCO Lot Area Size 2.92 ACRES

Setbacks: Front 40 FT Side 30 FT Rear 30 FT

Parking Spaces Required: _____ Parking Spaces Provided: _____

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

SEE ATTACHED PROJECT NARRATIVE.

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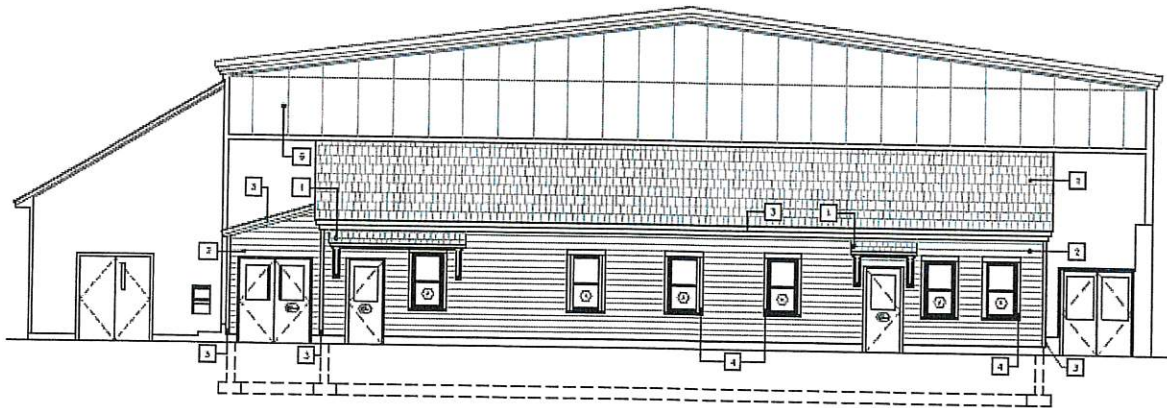
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Barrington Recreation Department
SITE PLAN REVIEW APPLICATION

PROJECT NARRATIVE

This project is to construct a 1,458 SF addition to the Barrington Recreation Department. The property is located at 105 Ramsdell Lane in Barrington, NH. The 2.92 acre lot is known as Map 233, Lot 43 on the Town of Barrington Tax Map system. The property is situated in the Neighborhood Residential (NR) zone, as well as the Highway Commercial Overlay District (HCO). Since the proposed work will result in over 1,000 SF of new building area, the project qualifies for a full Site Plan Review per the Town of Barrington Site Plan Regulations.

The existing building on site contains both the Barrington Recreation Department and the Barrington Public Library. The Rec. Department is located on the East side of the building. The Library is located on the West side. The proposed addition will be located over existing impervious area on the East side of the building. The addition will provide much needed office space for staff.



Proposed Addition - Eastern Elevation View

The parking lot currently provides parking for the Rec. Department, the Library, and the Early Childhood Learning Center on the abutting property. The project will remove six parking spaces and relocate an ADA compliant parking space to the south of the addition.

Since the area of the Rec. Department will increase while maintaining the existing number of personnel, the overall density of the building will decrease. As a result there will be minimal increase in traffic to the property due to the proposed work. It is our opinion the parking lot with six spaces removed will still provide sufficient parking for the existing uses.

The lot is currently serviced by private water and sewer. There will be no changes to utility services. A new catch basin and two new manholes will be installed to direct existing stormwater facilities around the proposed building addition. Minor grade changes will also be made to allow for exterior access to the building. Since the addition is located over existing impervious area, there will be no increase in stormwater runoff.

The office addition will have the same hours of operation as the existing Rec. Department.



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Plan Sheets included in submission:

L1 – Proposed Site Plan

L2 – Construction Details



Existing Aerial Image of Site 2020

J:\aaa\2020\2017200\Planning Board\Components\ProjectNarrative.doc

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Applicant TOWN OF BARRINGTON REC. BUILDING ADDITION Map/Lot# LOT 43 Case# 233-43-NR/HCO-20-SR
 MAP 233,

**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	Site Review		Waiver(s)
	Provided	NA	
Check the Appropriate Boxes below:			
Section I. General Requirements			
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"/>	
Section II. General Plan Information			
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"/>	

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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) 3.2.10(5)	<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 (3.2.10 (12))	<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." (3.2.10 (16))	<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." (3.2.10(17))	<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 Site Review Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction." (3.2.10 (18))	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14. North arrow (3.2.5)	<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 (3.3 (18))	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
16. Plan and deed references (3.2.6)	<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 (3.2.10 (1))	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Existing and proposed use (3.2.10 (6))	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Water Supply source (name of provider (company) if offsite) (3.2.10 (10))	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Zoning variances/special exceptions with conditions (3.2.10 (11))	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e. List of required permits and permit approval numbers (3.2.10 (13))	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f. Vicinity sketch showing 1,000 feet surrounding the site (3.2.8)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Plan index indicating all sheets (3.2.9)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
18. Boundaries-existing lot boundary defined by metes and bounds (3.3 (1))	<input type="checkbox"/>	<input type="checkbox"/>		X
19. Boundary monuments (3.3 (4))	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Monuments found (4.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Map number and lot number, name addresses, and zoning of all abutting land owners (3.3 (5))	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Monuments to be set (3.3 (4) & 4.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
20. Existing streets: (3.3 (6))	<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 type="checkbox"/>	<input checked="" type="checkbox"/>		
d. Pavement width dimensioned	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
21. Municipal boundaries (If any) (3.3 (7))	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
22. Existing easements (identified by type) (3.3 (8))	<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"/>		

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SITE REVIEW APPLICATION CHECKLIST		Site Review		Waiver(s)
		Provided	NA	
Check the Appropriate Boxes below:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
25.	Wetland delineation (including Prime Wetlands): (3.3 (13))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a.	Limits of wetlands (3.3 (13))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b.	Wetland delineation criteria (3.3 (13))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c.	Wetland Scientist certification (3.3 (13))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
a.	Buildings (3.3 (21))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b.	Wells (3.3 (16))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c.	Septic systems (3.3 (16))	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	

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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 Town of Barrington of _____ 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.

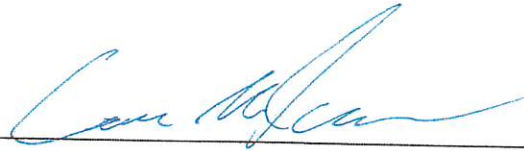
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SITE REVIEW CHECKLIST

(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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CIVIL CONSULTANTS MEMORANDUM

TO: Town of Barrington **FROM:** Geoffrey Aleva, PE **DATE:** 07/13/2020
SUBJECT: Barrington Site Plan Review Checklist
PROJECT: 20-172.00 – Barrington Recreation Department

Below, please find CIVIL CONSULTANTS's rational for compliance with the checklist required as part of the site plan review application for the Town of Barrington Town Hall.

COMMENT	RESPONSE
Section I – General Requirements	
1. Completed Application Form (2.5.1)	<i>The completed application for is included in this submission.</i>
2. Complete abutters list (2.6.3(5) or 2.5.1(6))	<i>Names and addresses of all abutters provided in accordance with RSA 676:4I(b)</i>
3. Payment of all required fees (2.6.3(4) or 2.5.1(5))	<i>Per Barrington Fee Schedule for Site Plan Review: \$150.00 Fee, \$75.00 Posting, \$7.00 Per Abutter, and \$50.00 Recording First Sheet (additional sheets are extra) For 8 abutters and 2 plan sheets, the total comes to \$381.00</i>
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))	<i>Section 2.5.1(7) stipulates "Include six (6) sets of plans (three full sets and three sets of only the sheets the Planning Board would sign) as required by Article 3 and in accordance with the requirements for design standards and improvements as outlined in Article 4." Three (3) full size sets and twelve (12) 11"x17" sets will be included as required by this checklist.</i>
5. Copies of any proposed easement deeds, protective covenants or other legal documents (3.9.1)	<i>The property is owned by the Town of Barrington. No deed information is provided on the Town GIS.</i>
6. Any waiver request(s) submitted with justification in writing (3.9.8)	<i>No waivers are proposed as part of this application.</i>
7. Completed Application Checklist (2.5.1(3))	<i>The application checklist provided by the Town has been completed and included in this submission. This supplemental checklist memo has been included to address each item.</i>
Section II – General Plan Information	
1. Size and presentation of sheet(s) per registry requirements and the site review regulations (3.1.2)	<i>Plans have been prepared on 24"x36" plan sheets, exceeding the minimum requirement.</i>
2. Title Block Information: (3.2.1)	<i>All Title Block information has been included.</i>
a. Drawing title (3.2.1 (1))	<i>Included on all plan sheets.</i>
b. Name of site plan (3.2.1 (2))	<i>Included on all plan sheets.</i>
c. Location of Site Plan (3.2.1 (3))	<i>Included on all plan sheets.</i>
d. Tax map & lot numbers of subject parcel(s) (3.2.1 (4))	<i>Included on plan sheet L1.</i>

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P.O. Box 100 South Berwick, Maine 03908 207-384-2550

July 2020

Supplementary Use Req., Page 1 of 4
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e. Name & address of owner(s) (3.2.1 (5))	<i>Included on plan sheet L1.</i>
f. Date of plan (3.2.1 (6))	<i>Included on all plan sheets.</i>
g. Scale of plan (3.2.1 (7))	<i>Included on all plan sheets.</i>
h. Sheet number (3.2.1 (8))	<i>Included on all plan sheets.</i>
i. Name, address & telephone of design firm (3.2.1 (9))	<i>Included on all plan sheets.</i>
j. Name and address of Applicant (3.2.1 (10))	<i>Included on all plan sheets.</i>
3. Revision block with provision for amendment dates (3.2.3)	<i>Included on all plan sheets.</i>
4. Planning Board approval block provided on each sheet to be recorded (3.2.2)	<i>Included on all plan sheets to be recorded.</i>
5. Certification block (for engineer or surveyor) (3.1.1)	<i>Included on all plan sheets.</i>
6. Match lines (if any)	<i>No match lines required.</i>
7. Zoning designation of subject parcel(s) including overlay districts (3.2.10 (4))	<i>Included on sheet L1.</i>
8. Minimum lot area, frontage & setbacks dimensions required for district(s) (3.2.10 (5))	<i>Included on sheet L1.</i>
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation (3.2.10 (12))	<i>Called out on sheet L1 and included the FEMA map in the submission.</i>
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." (3.2.10 (16))	<i>Included on sheet L1.</i>
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." (3.2.10 (17))	<i>Included on sheet L1.</i>
12. Note identifying which plans are to be recorded and which are on file at the town.	<i>Included on sheet L1.</i>
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." (3.2.10 (18))	<i>Included on sheet L1.</i>
14. North arrow (3.2.5)	<i>Included on sheet L1.</i>
15. Floodplains-Location and elevation(s) of one-hundred	<i>Called out on sheet L1 and included the</i>

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(100)-year flood zone per FEMA Flood Insurance Study or as determined by drainage study (3.3 (18))	<i>FEMA map in the submission.</i>
16. Plan and deed references (3.2.6)	<i>There is no deed information provided for the property. The reference plan is included on sheet L1.</i>
17. The following notes shall be provided:	<i>All notes are provided.</i>
a. Purpose of plan (3.2.10 (1))	<i>Included on sheet L1.</i>
b. Existing and proposed use (3.2.10 (6))	<i>Included on sheet L1.</i>
c. Water Supply source (name of provider (company) if offsite) (3.2.10 (10))	<i>Included on sheet L1. Existing municipal water and sewer to be utilized.</i>
d. Zoning variances/special exceptions with conditions (3.2.10 (11))	<i>N/A – No zoning variances proposed.</i>
e. List of required permits and permit approval numbers (3.2.10 (13))	<i>N/A – The project does not require any permits.</i>
f. Vicinity sketch showing 1,000 feet surrounding the site (3.2.8)	<i>Included on sheet L1.</i>
g. Plan index indicating all sheets (3.2.9)	<i>Included on sheet L1.</i>
18. Boundaries-existing lot boundary defined by metes and bounds (3.3 (1))	<i>The project is contained within an existing developed property and will not impact the lot boundaries. A waiver has been submitted for this requirement.</i>
19. Boundary monuments (3.3 (4))	
a. Monuments found (4.2)	<i>N/A – Boundaries will not be altered as a result of this project.</i>
b. Map number and lot number, name addresses, and zoning of all abutting land owners (3.3 (5))	<i>Included in this submission as a separate abutters list.</i>
c. Monuments to be set (3.3 (4) & 4.2)	<i>N/A – No monuments to be set</i>
20. Existing streets: (3.3(6))	<i>Included on sheet L1.</i>
a. Name labeled	<i>Included on sheet L1.</i>
b. Status noted or labeled	<i>Included on sheet L1.</i>
c. Right-of-way dimensioned	<i>N/A – No impact to street R.O.W.</i>
d. Pavement width dimensioned	<i>Included on sheet L1.</i>
21. Municipal boundaries (If any) (3.3 (7))	<i>N/A – No municipal boundaries.</i>
22. Existing easements (identified by type) (3.3 (8))	<i>N/A – No existing easements.</i>
a. Drainage easement(s)	<i>N/A – No existing easements.</i>
b. Slope easement(s)	<i>N/A – No existing easements.</i>
c. Utility easement(s)	<i>N/A – No existing easements.</i>
d. Temporary easement(s) (Such as temporary turnaround)	<i>N/A – No existing easements.</i>
e. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)	<i>N/A – No existing easements.</i>
f. Vehicular & pedestrian access easements(s)	<i>N/A – No existing easements.</i>
g. Visibility easement(s)	<i>N/A – No existing easements.</i>
h. Fire pond/cistern(s)	<i>N/A – No existing easements.</i>



i. Roadway widening easement(s)	<i>N/A – No existing easements.</i>
j. Walking trail easement(s)	<i>N/A – No existing easements.</i>
a) Other easement(s) Note type(s)	<i>N/A – No existing easements.</i>
23. Designation of each proposed lot (by Map & Lot numbers as provided by the assessor)	<i>N/A – No proposed lots.</i>
24. Area of each lot being developed (in acres & square feet): (3.3 (9))	<i>Included on sheet L1.</i>
a. Existing lot(s) (3.3 (9))	<i>Included on sheet L1.</i>
b. Contiguous upland(s)	<i>The project is located over existing impervious areas, entirely within contiguous uplands.</i>
25. Wetland delineation (including Prime Wetlands): (3.3 (13))	<i>N/A – No wetlands within project area.</i>
a. Limits of wetlands (3.3 (13))	<i>N/A – No wetlands within project area.</i>
b. Wetland delineation criteria (3.3 (13))	<i>N/A – No wetlands within project area.</i>
c. Wetland Scientist certification (3.3 (13))	<i>N/A – No wetlands within project area.</i>
26. Owner's signature(s) (3.3 (14))	<i>The appropriate owner's signature is included in the submission.</i>
27. All required setbacks (3.3 (15))	<i>Provided on sheet L1.</i>
28. Physical features	<i>Provided on sheet L1.</i>
a. Buildings (3.3 (21))	<i>Provided on sheet L1.</i>
b. Wells (3.3 (16))	<i>N/A – Private water will not be impacted as a result of this project</i>
c. Septic systems (3.3 (16))	<i>N/A – Private sewer will not be impacted as a result of this project</i>
d. Stone walls (3.3 (16))	<i>Provided on sheet L1.</i>
e. Paved drives (3.3 (16))	<i>Provided on sheet L1.</i>
f. Gravel drives (3.3 (16))	<i>Provided on sheet L1.</i>
29. Location & name (if any) of any streams or water bodies (3.3 (17))	<i>N/A – No streams or water bodies on this parcel.</i>
30. Location of existing overhead utility lines, poles, towers, etc. (3.3 (19))	<i>Provided on sheet L1.</i>
31. Two-foot contour interval topography shown over all subject parcel (3.3 (3))	<i>Provided on sheet L1.</i>
32. Map & Lot #s, name, addresses, & zoning of all abutting land owners (3.3 (5))	<i>Included in this submission as separate abutters list.</i>

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CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2550

July 2020

Checklist Memo. Page 4 of 4

LIST OF ABUTTERS

105 Ramsdell Lane
Barrington, NH
Tax Map 233, Lot 43

<i>MAP</i>	<i>LOT</i>	<i>NAME & MAILING ADDRESS</i>
233	0043 Locus	Town of Barrington P.O. Box 660 Barrington, NH 03825
233	0008	Thaddeus Boduch 34 Stanley Lane Barrington, NH 03825
233	0011	William & Kimberly Terry 118 Ramsdell Lane Barrington, NH 03825
233	0012	Brian H. & Glennis Moores 19 Stanley Lane Barrington, NH 03825
233	0016	Jesse Trottier 12 Stanley Lane Barrington, NH 03825
233	0017	Kenneth & Carline Cain, Trs Fam Rev Tr 92 Ramsdell Lane Barrington, NH 03825
233	0018	Luke & Stephanie Dimke 34 Stanley Lane Barrington, NH 03825
233	0019	Paul & Judith Dewitt 78 Ramsdell Lane Barrington, NH 03825
233	0042	Barrington School District Old Middle School 77 Ramsdell Lane Barrington, NH 03825
233	0044	Town of Barrington Town and School Office 77 Ramsdell Lane Barrington, NH 03825

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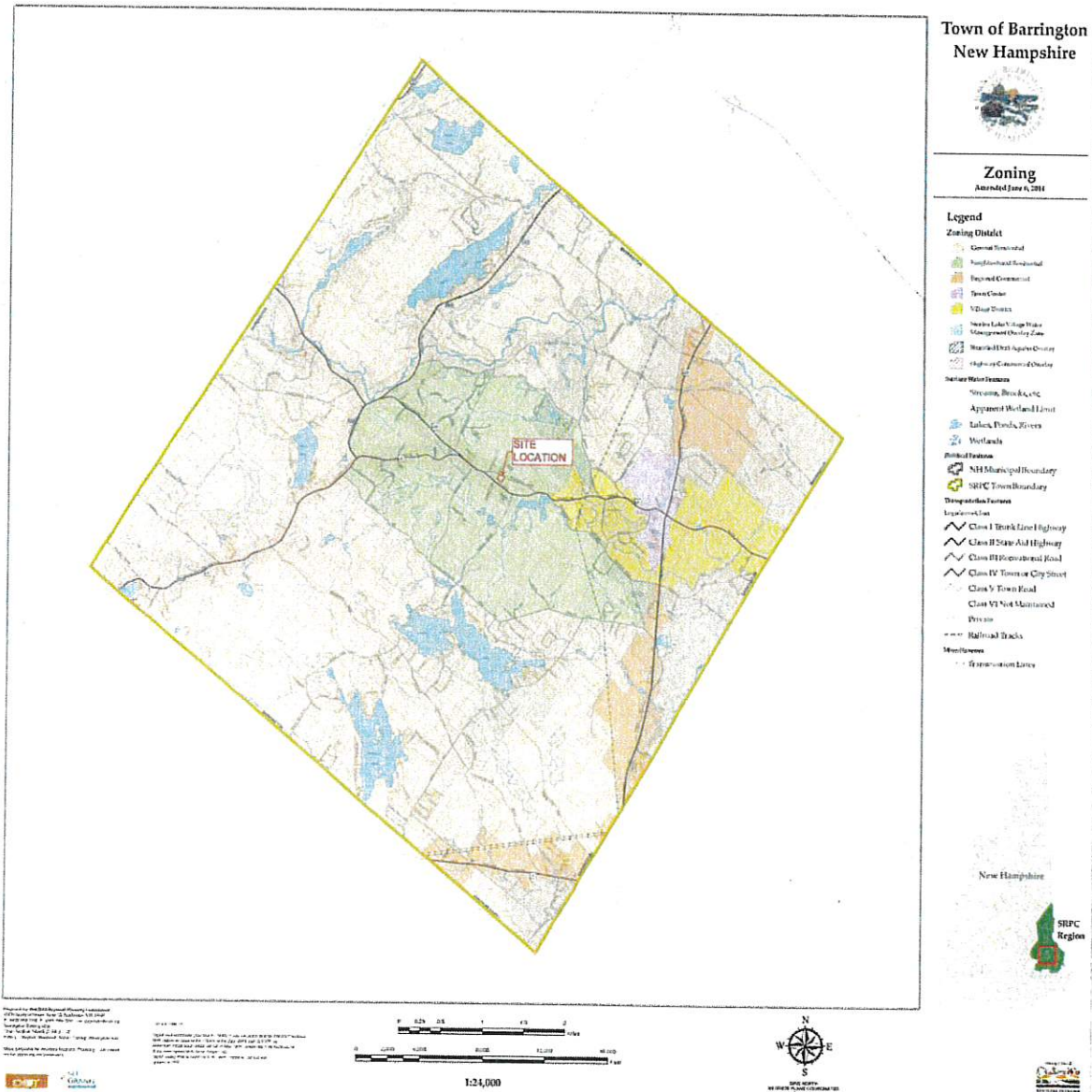
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BARRINGTON, NH ZONING MAP		PREPARED FOR: Town Of Barrington P.O. Box 660 Barrington, NH 03825	
JOB NO: 2017200	NTS	DATE: July 2020	

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National Flood Hazard Layer FIRMette

71°2'25"W 43°13'21"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYER

SPECIAL FLOOD HAZARD AREAS



Without Base Flood Elevation (BFE) Zone A, V, A99
With BFE or Depth Zones AE, AO, AH, VE, A
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD



0,2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee. See Notes. Zone X
Area with Flood Risk due to Levee Zone X

OTHER AREAS



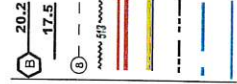
NO SCREEN
Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard

GENERAL STRUCTURES



Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

OTHER FEATURES



Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

MAP PANELS



Digital Data Available
No Digital Data Available
Unmapped

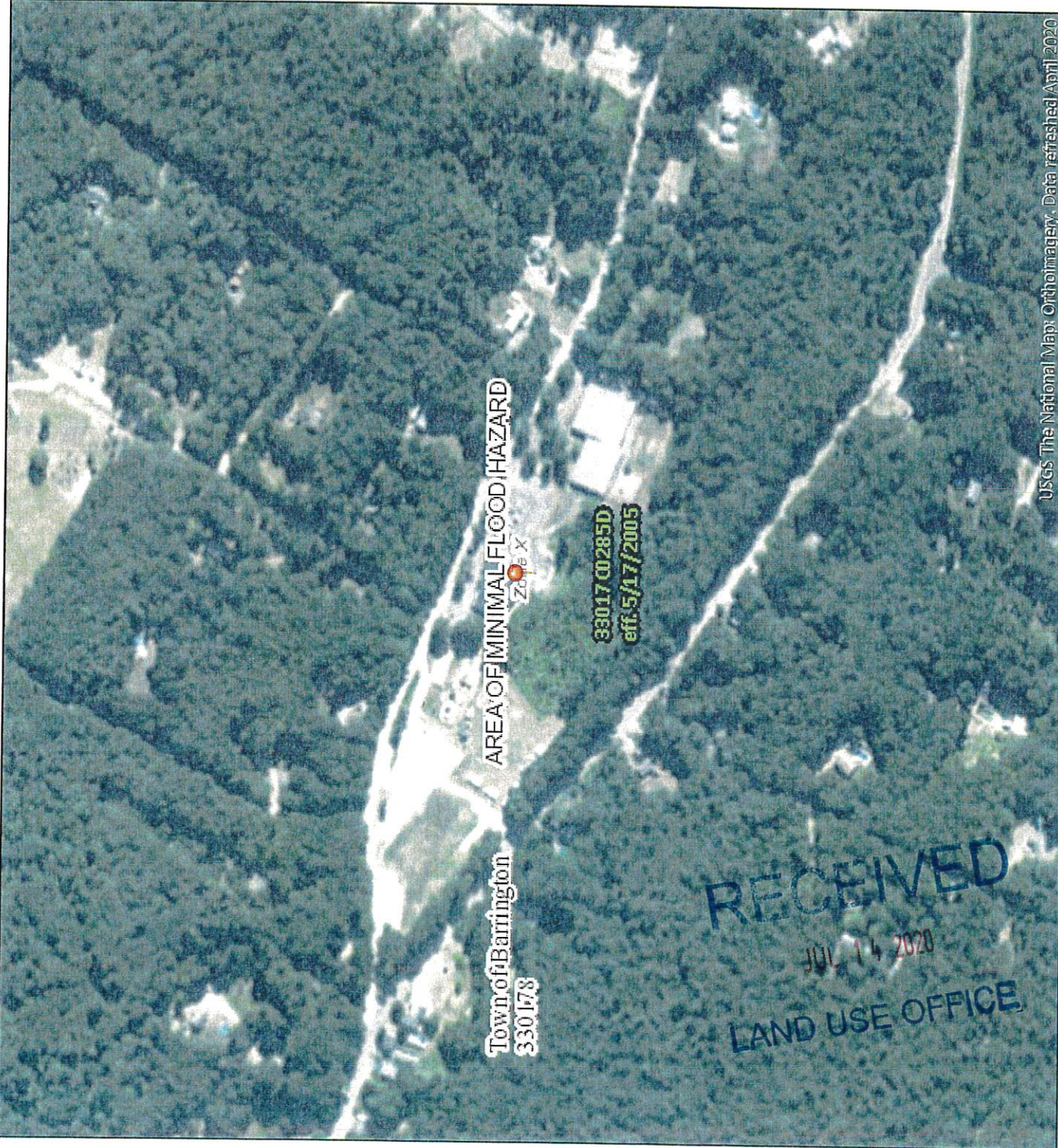


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/8/2020 at 4:48 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



USGS The National Map, Orthoimagery. Data refreshed April 2020

71°14'9"W 43°12'55"N

0 250 500 1,000 1,500 2,000 1:6,000 Feet

Site Plan Waiver Request Form

Under Site Plan Regulations 3.9.8-Waivers and Article 8-Waiver Procedure

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 Site Plan Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved site plan.**

Name of Site Plan (See Title Box): BARRINGTON RECREATION DEPARTMENT

Case Number: 233-43-NR/HCO-20-SR

Site Location: 105 RAMDSELL LANE

Zoning District(s): NR, HCO

Owner (s): TOWN OF BARRINGTON, NEW HAMPSHIRE

Address of Owner(s): P.O. BOX 660, BARRINGTON, NH 03825

Address Line 2: _____

Name of Applicant (if different from owner): CONNOR MACIVER - TOWN ADMINISTRATOR

Phone Number 603-664-9007

Email CMACIVER@BARRINGTON.NH.GOV

Land Surveyor: _____

I GEOFF ALEVA, P.E. seek the following waiver to the Town of Barrington Site Plan regulations for the above case submittal:

BARRINGTON SITE PLAN REGULATIONS SECTION 3.3(1) - EXISTING LOT BOUNDARY DEFINED BY METES AND BOUNDS.

RATIONALE - A WAIVER IS BEING REQUESTED FOR THE REQUIREMENT TO PROVIDE AN EXISTING LOT BOUNDARY DEFINED BY METES AND BOUNDS. THE PROPOSED PROJECT CONTAINS WORK ENTIRELY WITHIN AN EXISTING DEVELOPED SITE. THE WORK WILL NOT AFFECT THE PROPERTY BOUNDARIES. A LIMITED FIELD SURVEY WAS PERFORMED WITHIN THE PROJECT AREAS TO DETERMINE INFORMATION NECESSARY TO COMPLETE THE PROJECT. IT IS OUR OPINION THAT GRANTING THE WAIVER WILL HAVE MINIMAL IMPACT ON THE PROJECT.

Signature of Owner/Applicant

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Date JUL 14 2020

LAND USE OFFICE