



August 16, 2021

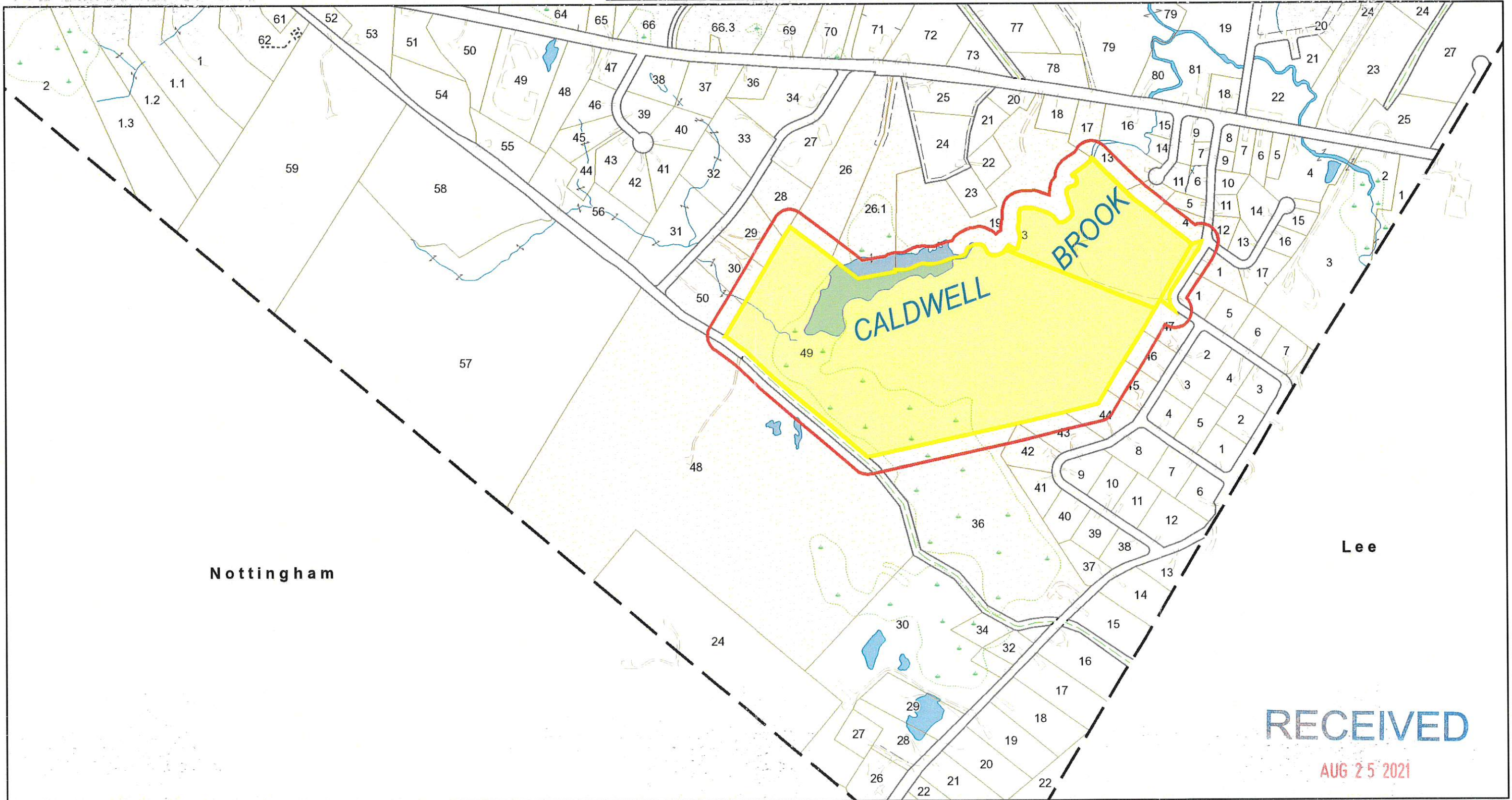
Barrington, NH

1 inch = 549 Feet

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www.cai-tech.com

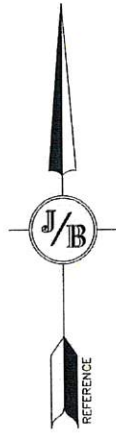
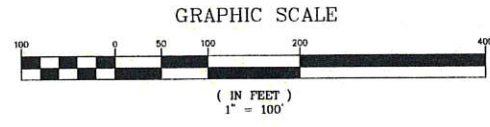


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AUG 25 2021

LAND USE OFFICE

The property data available on this site is updated periodically. The Town of Barrington makes no warranties with regard to its accuracy or completeness and assumes no liability associated with the use of this data.



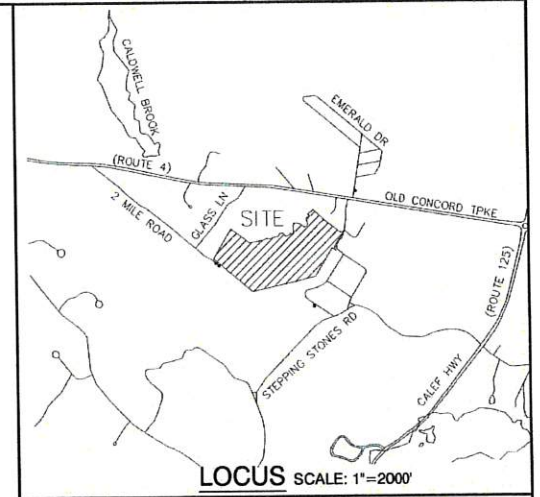
TAX MAP 270 LOT 19
 WILLIAM H. & KATHLEEN E. BROUSE
 95 OLD CONCORD TPK
 BARRINGTON, NH
 BK 4534 PG 0207

TAX MAP 270 LOT 17
 DUMONT & SLATTERY LLC
 66 OLD CONCORD TPK UNIT 10
 BARRINGTON, NH
 BK 4443 PG 566

TAX MAP 270 LOT 13
 MANDY & STEPHEN GRAVES
 16 HICKORY LANE
 BARRINGTON, NH
 BK 3741 PG 809

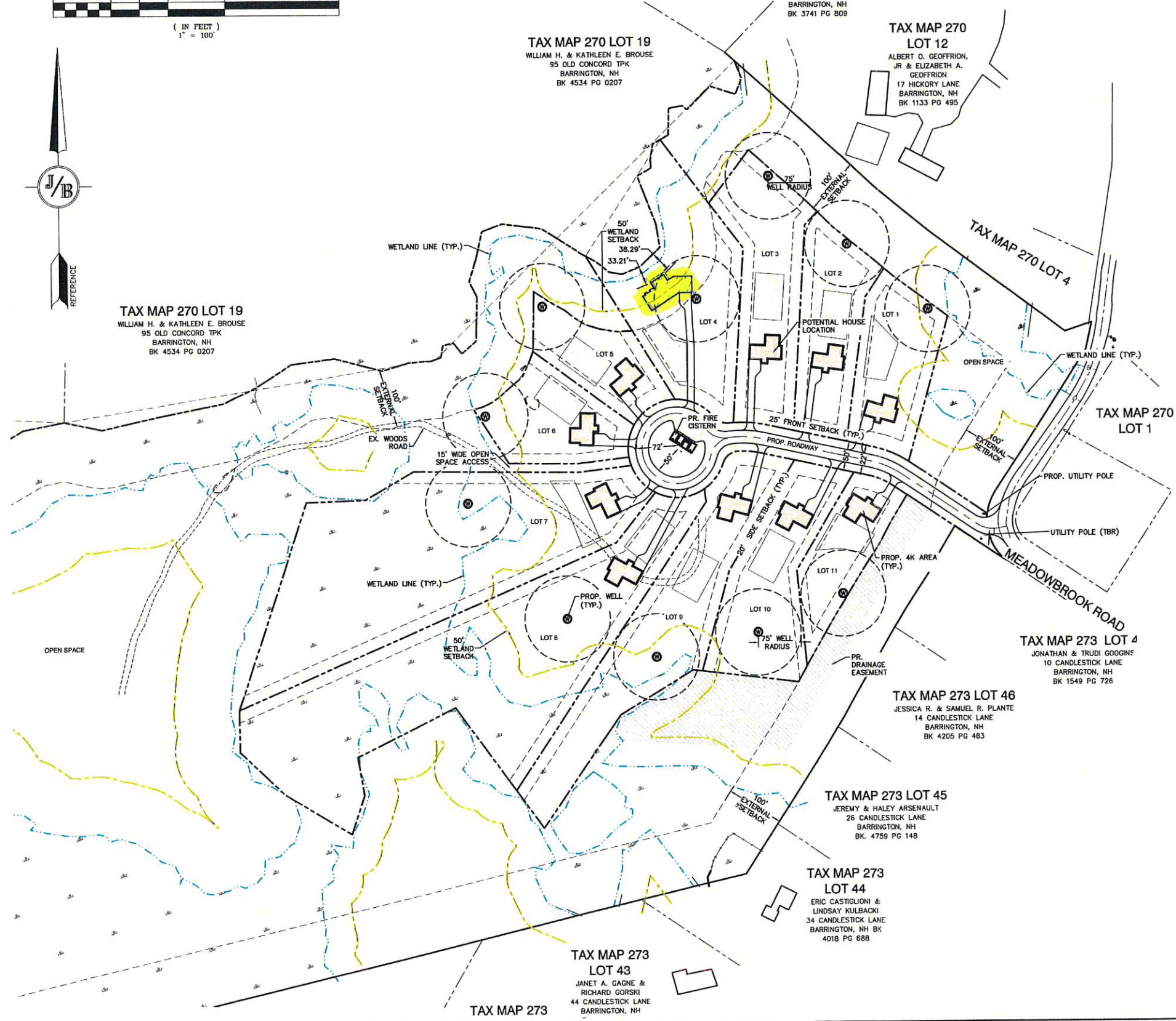
TAX MAP 270 LOT 19
 WILLIAM H. & KATHLEEN E. BROUSE
 95 OLD CONCORD TPK
 BARRINGTON, NH
 BK 4534 PG 0207

TAX MAP 270 LOT 12
 ALBERT O. GEOFFRION, JR. & ELIZABETH A. GEOFFRION
 17 HICKORY LANE
 BARRINGTON, NH
 BK 1133 PG 495



SITE NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE OVERALL SUBDIVISION SITE PLAN OF DEVELOPMENT FOR THE MAP 270/LOTS 2 & 3, AND MAP 273/LOT 49. ALL HOMES WILL BE SERVICED BY ON-SITE WELLS AND SEPTICS.
- ZONING DISTRICT: GENERAL RESIDENTIAL (OPEN SPACE SUBDIVISION)
 LOT AREA MINIMUM = 20,000 SF
 LOT FRONTAGE MINIMUM = N/A
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 25'
 SIDE SETBACK = 20'
 REAR SETBACK = 20'
 LOT WIDTH = 75'
 WETLAND SETBACK = 50'
 EXTERNAL SETBACK = 100'
 MAX. BUILDING HEIGHT = 35'
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESSEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.). THIS DOCUMENT IS TO BE KEPT ON-SITE AT ALL TIMES AND UPDATED AS REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.



TAX MAP 273 LOT 4
 JONATHAN & TRUDI COOGINS
 10 CANDLESTICK LANE
 BARRINGTON, NH
 BK 1549 PG 726

TAX MAP 273 LOT 46
 JESSICA R. & SAMUEL R. PLANTE
 14 CANDLESTICK LANE
 BARRINGTON, NH
 BK 4205 PG 483

TAX MAP 273 LOT 45
 JEREMY & HALEY ARSENAULT
 26 CANDLESTICK LANE
 BARRINGTON, NH
 BK. 4759 PG 148

TAX MAP 273 LOT 44
 ERIC CASTIGLIONI & LINDSAY KULBACKI
 34 CANDLESTICK LANE
 BARRINGTON, NH BK 4018 PG 688

TAX MAP 273 LOT 43
 JANET A. GAGNE & RICHARD GORSKI
 44 CANDLESTICK LANE
 BARRINGTON, NH

RECEIVED
 AUG 25 2021
 LAND USE OFFICE

F:\CADD\MASTER STANDARD\dwg\J&B-LAYOUTS.dwg 3/12/2015 3:27:20 PM EDT

Design: BWG	Draft: DFP	Date: 08/23/21
Checked: BWG	Scale: AS-NOTED	Project No.: 20747
Drawing Name: 20747-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

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		REVISION	

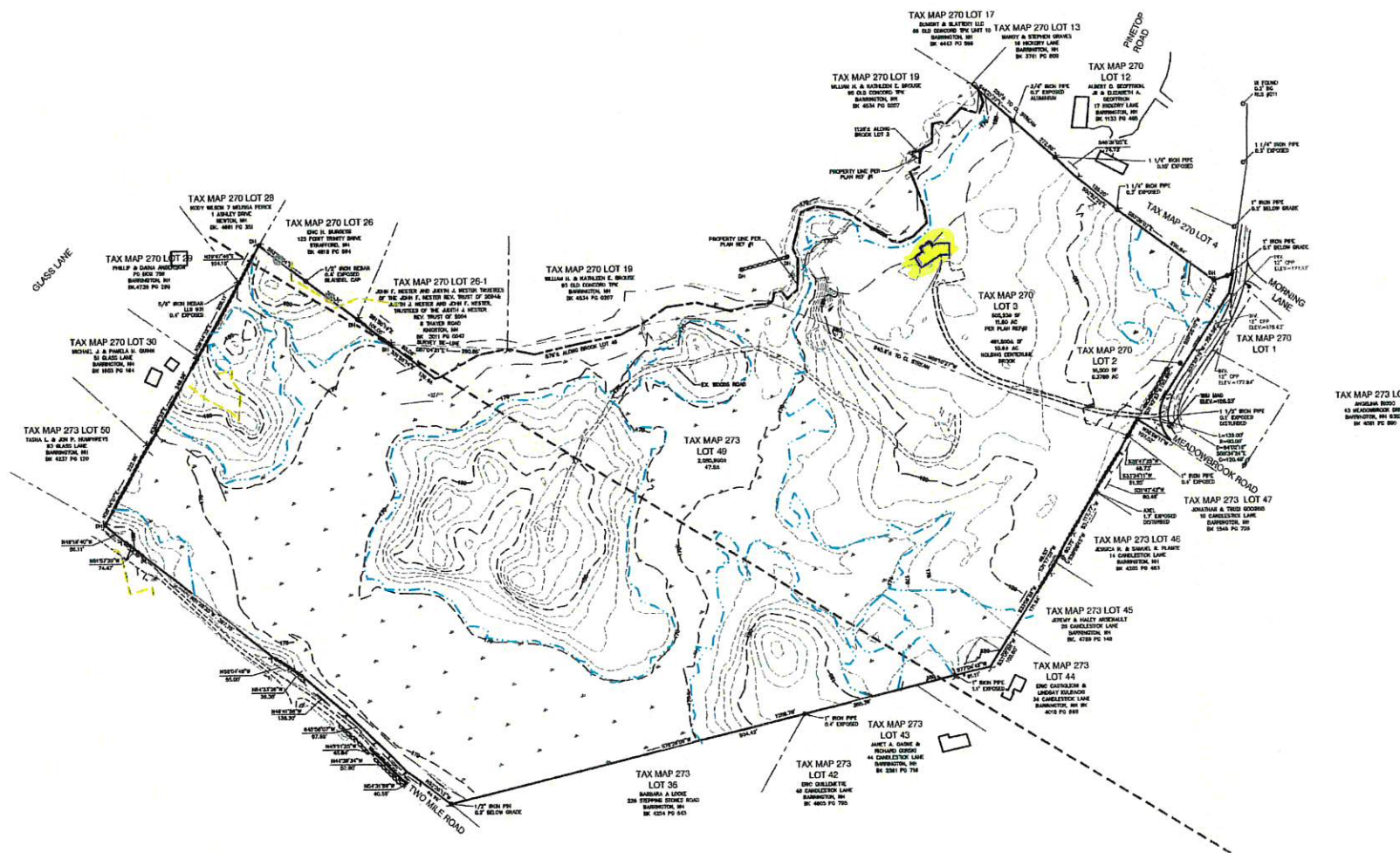
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	ZBA SITE PLAN TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 49
Project:	MEADOWBROOK VILLAGE MEADOWBROOK DRIVE BARRINGTON, NH
Owner of Record:	ANTHONY L. & JANIS SERRA 44 MEADOWBROOK DR, BARRINGTON, NH BK. 1236 PG. 653

DRAWING No.
ZBA
 SHEET 1 OF 1
 JBE PROJECT NO. 20747

GENERAL LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINES
---	SETBACK LINES
---	CENTERLINE
---	FRESHWATER WETLANDS LINE
---	STREAM CHANNEL
---	TREE LINE
---	STONEWALL
---	BARBED WIRE
---	FENCE
---	STOCKADE FENCE
---	FLOOD PLAIN LINE
---	ZONELINE
---	EASEMENT
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	EDGE OF PAVEMENT
---	DRAINAGE LINE
---	WATER LINE
---	WATER SERVICE
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	GUARDRAIL
○	IRON PIPE/IRON ROD
○	DRILL HOLE
○	IRON ROD/DRILL HOLE
○	STONE/GRANITE BOUND
○	BENCHMARK (TBM)
○	DOUBLE POST SIGN
○	SINGLE POST SIGN
○	WELL
○	TEST PIT
○	TREES AND BUSHES
○	UTILITY POLE
○	LIGHT POLES
○	DRAIN MANHOLE
○	SEWER MANHOLE
○	HYDRANT
○	WATER GATE
○	WATER SHUT OFF
○	SINGLE GRATE CATCH BASIN
○	FRESHWATER WETLANDS



PLAN REFERENCES

- "SUBDIVISION OF LAND FOR CLAYTON R. ELLIOT AND PRISCILLA F. WHELAN IN BARRINGTON, NH"; PREPARED BY PARKER SURVEY ASSOC., INC.; DATED FEBRUARY 5, 1979; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 20-12.
- "SUBDIVISION PLAN FOR JULIE ANN MCCARTHY BARRINGTON, NH; PREPARED BY EMERY ENGINEERS; DATED JUNE 24, 1966; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 29-81.
- "PLAN OF SUBDIVISION FOR RONALD PRATT & RICHARD SAULNIER 'CRYSTAL ACRES' ROUTE US 4 BARRINGTON, NH"; PREPARED BY K.E. MOORE & B.G. STAPLES LAND SURVEYORS; DATED NOVEMBER 17, 1984; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 36-99.
- "A SURVEY AND PLAT OF A BACK LOT SUBDIVISION PREPARED FOR JOHN & JUDITH NESTER SITUATED IN THE TOWN OF BARRINGTON, NH"; PREPARED BY BLAISDELL SURVEY, LLC; DATED DECEMBER 19, 2002; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 67-92.
- "PLANDS OF LAND FOR STEPHEN AND BARBARA LOCKE TAX MAP 13 LOTS 50, 84 & 85 STEPPINGSTONE AND TWO MILE ROAD BARRINGTON, NH"; PREPARED BY KEM LAND SURVEY, INC.; DATED SEPTEMBER 19, 2003; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 72-41.
- "MEADOWBROOK ESTATES BARRINGTON, NH"; PREPARED BY LEWIS R. HUGHEY; DATED AUGUST 23, 1982; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 004-F001-017.
- "REVISED PLAN OF GOLDEN CREST ESTATES BARRINGTON, NH" PREPARED BY R E MOORE & B. G. STAPLES; DATED JUNE 20, 1972; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 006-F003-032.
- "SUBDIVISION OF LAND IN BARRINGTON, NH OWNED BY DEXTER & PAULINE LAYNE"; PREPARED BY PEMBROKE LAND SURVEY CO.; DATED DECEMBER 11, 1985; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 027A-0065.
- "PROPERTY LINE ADJUSTMENT BETWEEN R. & R. SAULNIER & SARAH ELLIOT; PREPARED BY M.E. JENKINS; DATED MARCH 30, 1990; RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AS PLAN 0032-138.

NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF LOTS 2 & 3 DEPICTED HEREON TAX MAP 270 AND LOT 49 DEPICTED HEREON TAX MAP 273.
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE X UNSHADED DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33017C0295D, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 295 OF 405, IN STRAFFORD COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- BASIS OF BEARING: HORIZONTAL - STATE PLANE COORDINATES. VERTICAL - NAVD 88.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE STRAFFORD COUNTY REGISTRY OF DEEDS.
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- RESEARCH WAS PERFORMED AT THE TOWN OF BARRINGTON ASSESSOR'S OFFICE AND THE STRAFFORD COUNTY REGISTRY OF DEEDS.
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 - THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 89,000.
- SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.



J/B

REFERENCE

CERTIFICATION:

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 8/24/2021

PROJECT PARCEL
TOWN OF BARRINGTON
TAX MAP 270, LOTS 2 & 3
TAX MAP 273, LOT 49

OWNER
ANTHONY & JANIS SERRA
44 MEADOWBROOK DRIVE
BARRINGTON, NH
BK 1236, PG 653

APPLICANT
21 BOYLSTON STREET, LLC
18 BRUSH HILL ROAD
MERRIMAC, MA 01860

TOTAL LOT AREA
2,564,200± SQ. FT.
58.87± ACRES

Design: BWG	Draft: DFP	Date: 08/23/21
Checked: BWG	Scale: AS-NOTED	Project No.: 20747
Drawing Name: 20747-PLAN.dwg		
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REV.	DATE	ISSUED FOR REVIEW	BY
0	08/23/21	ISSUED FOR REVIEW	BWG
		REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **OVERALL EXISTING CONDITIONS PLAN**
TAX MAP 270 / LOT 2 & 3, TAX MAP 273 / LOT 49

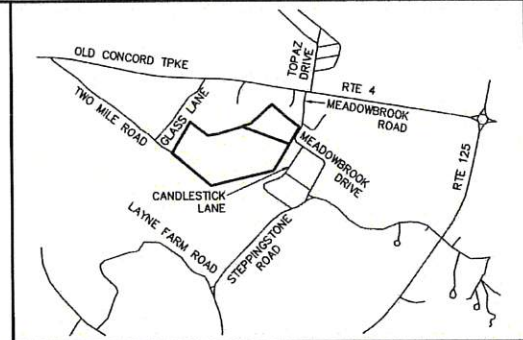
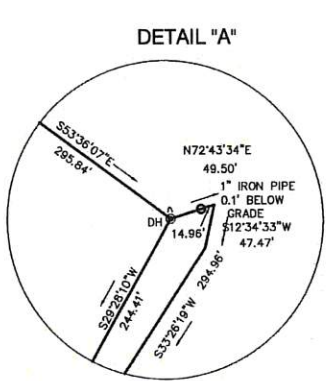
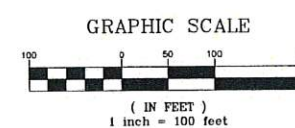
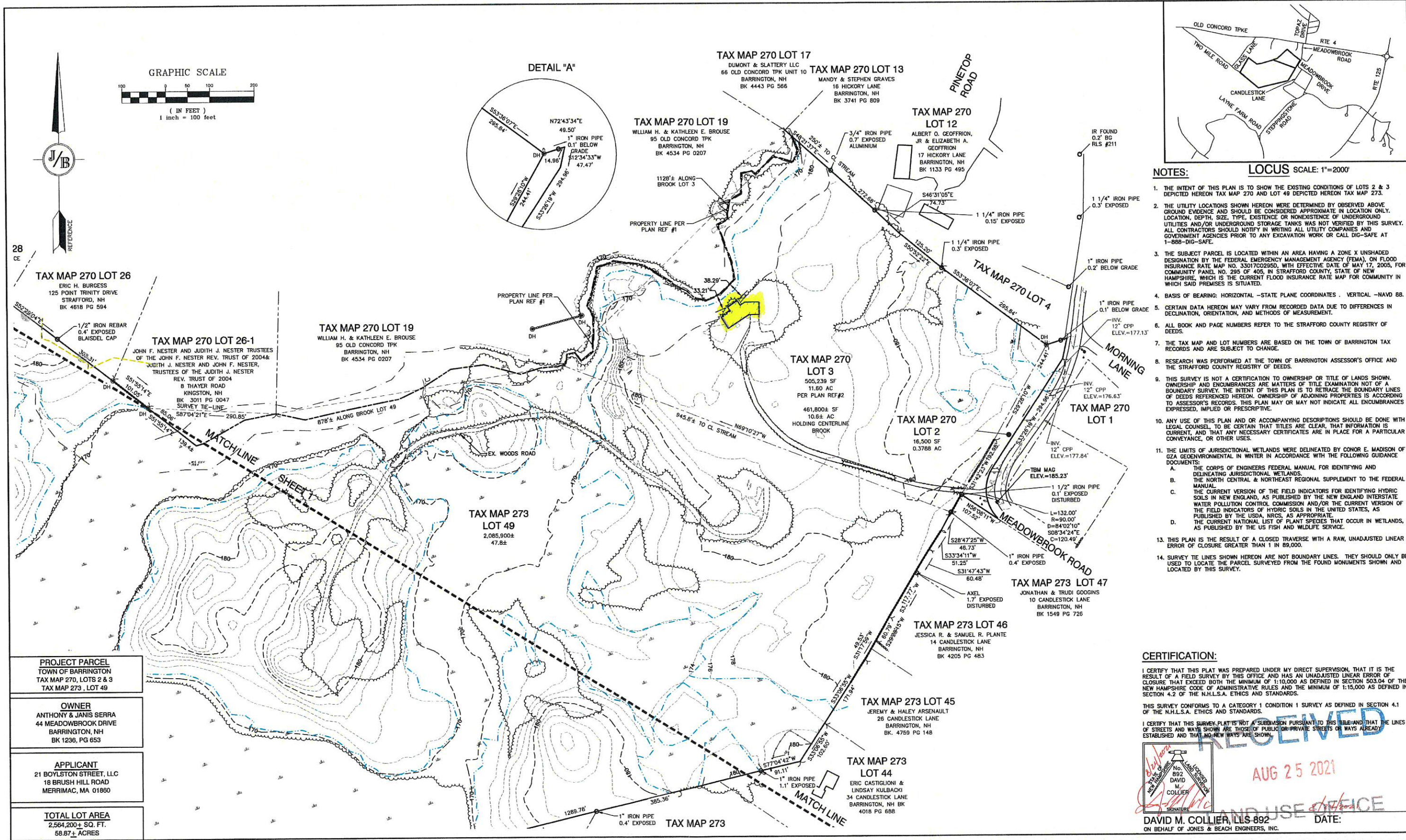
Project: **MEADOWBROOK VILLAGE**
MEADOWBROOK DRIVE BARRINGTON, NH

Owner of Record: ANTHONY L. & JANIS SERRA
44 MEADOWBROOK DR, BARRINGTON, NH BK. 1236 PG. 653

DRAWING No.

C1

SHEET 2 OF 20
JBE PROJECT NO. 20747



- NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF LOTS 2 & 3 DEPICTED HEREON TAX MAP 270 AND LOT 49 DEPICTED HEREON TAX MAP 273.
 - THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
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RECEIVED
AUG 25 2021
DAVID M. COLLIER, ILLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC. DATE:

PROJECT PARCEL
TOWN OF BARRINGTON
TAX MAP 270, LOTS 2 & 3
TAX MAP 273, LOT 49

OWNER
ANTHONY & JANIS SERRA
44 MEADOWBROOK DRIVE
BARRINGTON, NH
BK 1236, PG 653

APPLICANT
21 BOYLSTON STREET, LLC
18 BRUSH HILL ROAD
MERRIMAC, MA 01860

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58.87± ACRES

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Designed and Produced in NH

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85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 FAX: 603-772-0227
Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	TAX MAP 270 / LOT 2 & 3; TAX MAP 273 / LOT 49 MEADOWBROOK VILLAGE MEADOWBROOK DRIVE BARRINGTON, NH
Owner of Record:	ANTHONY L. & JANIS SERRA 44 MEADOWBROOK DR, BARRINGTON, NH BK. 1236 PG. 653

DRAWING No.
C1A
SHEET 3 OF 20
JBE PROJECT NO. 20747