

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: 118-4 & 256-2-GR-21-LL Project Name: LOT LINE ADJUSTMENT TAX LOTS 118-4 & 256-2 Date 12/7/2021

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: LOT LINE ADJUSTMENT Area (Acres or S.F) 17+/-
Project Address: 79 PHINNEY WAY
Current Zoning District(s): G.R. Map(s) 118/256 Lot(s) 4/2
Request: SEE ATTACHED

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: JOSEPH & CHERYL WILSON
Company _____
Phone: 235-8025 Fax: _____ E-mail: JOE.WILSON.CONST@YAHOO.COM
Address: PO BOX 479, 79 PHINNEY WAY BARRINGTON NH 03825

Applicant (Contact): OWNER JOSEPH WILSON
Company _____
Phone: 235-8025 Fax: _____ E-mail: JOE.WILSON.CONST@YAHOO.COM
Address: PO BOX 1047 E. HAMPSHIRE NH 03826

Developer: _____
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

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

Engineer: SEC & ASSOC INC % CHARLIE ZICKL
Company _____
Phone: 382-5065 Fax: _____ E-mail: CHARLIE@SEC SURVEYING.COM
Address: PO BOX 1337 PLAINFIELD NH 03865

Barbara Amine
Owner Signature
Staff Signature

Applicant Signature
Date 12-7-21

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TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME LOT LINE ADJUST. TAX LOTS 118-4, 256-2 CASE FILE NUMBER 118-4 + 256-2-GR-21-LL

PROJECT LOCATION 79 PHINNEY WAY

DATE OF APPLICATION 12-3-21

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: GR Lot Area Size 17 TOTAL

Setbacks: Front 40 Side 30 Rear 30

Parking Spaces Required: N/A Parking Spaces Provided:

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

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S.E.C. & Associates, Inc.
Surveying & Engineering Consultants

December 3, 2021

Town of Barrington
Planning Board
333 Calef Highway
Po Box 660
Barrington, NH 03825

Re: **Proposed Lot Line Adjustment**
Joseph and Cheryl Wilson (Tax lot 118-4)
Joseph Wilson (Tax lot 256-2)
79 Phinney Way
Barrington, NH

Project Narrative

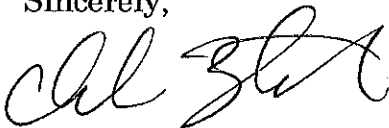
Dear Members of the Board,

Please find attached plans, applications, fees and all supporting documents for the above referenced lot line adjustment proposal. As the plans indicate, this is a proposal to adjust the lot lines between two abutting parcels, tax lot 118-4 and 256-2. Tax lot 118-4, owned by Joseph and Cheryl Wilson is a 0.29 acre parcel with frontage on Swains Lake and accessed from Phinney Way, a shared private way. This lot supports the Wilsons 3 bedroom single family home served by its own onsite septic system and shared well. Tax lot 256-2 is a 16.57 acre lot with frontage on Swains Lake and accessed from Phinney Way as well. This lot is undeveloped. Both lots are within the General Residential Zone and within the Shoreland Protection District.

The proposal is to adjust the lot line between the lots so that 11.55 acres of tax lot 256-2 will be added to tax lot 118-4. The resulting adjustment will increase tax lot 118-4 to 11.85 acres and reduce lot 256-2 to 5.01 acres. There will be no change in access to either lot and tax lot 256-2 will no longer be within the Shoreland Protection Zone.

A waiver has been requested for full site topography, wetland delineation and site features. No variances are required and no State approvals are required for the proposal.

Sincerely,



Charlie Zilch
Project Manager

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P.O. BOX 1337 * 185 PLAISTOW ROAD UNIT 2 * PLAISTOW, NH 03865
TEL: (603) 382-5065 EMAIL: SEC@SECSURVEYING.COM

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):

LOT LINE ADJUSTMENT TAX LOTS 118-4 & 256-2

Case Number:

Site Location: #79 PHINNEY WAY

Zoning District(s): GENERAL RESIDENTIAL (118-4) (256-2)

Owner (s): JOSEPH & CHERYL WILSON | JOSEPH WILSON

Address of Owner(s): PO BOX 479 | PO BOX 1047

Address Line 2: BARRINGTON NH 03825 | E. HAMPSTEAD NH 03826

Name of Applicant (if different from owner): SAME

Phone Number 235-8025

Email JOEWILSONCONST@YAHOO.COM

Land Surveyor: BRIAN HAYNES SEC & ASSOC INC

I JOSEPH WILSON seek the following waiver to the Town of Barrington Subdivision Regulations for the above case submittal:

- S.3.1 (6) FULL SITE TOPOGRAPHY
(9) FULL SITE WETLANDS
(10) FULL SITE FEATURES

SEE ATTACHED

Joseph Wil

12-7-21

Signature of Owner/Applicant

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Date

S.E.C. & Associates, Inc.
Surveying & Engineering Consultants

December 3, 2021

Town of Barrington
Planning Board
333 Calef Highway
Po Box 660
Barrington, NH 03825

Re: **Proposed Lot Line Adjustment**
Joseph and Cheryl Wilson (Tax lot 118-4)
Joseph Wilson (Tax lot 256-2)
79 Phinney Way
Barrington, NH

Waiver Request
Subdivision Regulation 5.3.1 (6) full site topography, (9) full site
wetland delineation (10) full site features

Dear Members of the Board,

Please accept this letter as a formal waiver request for the above noted application.

As the plans indicate, this is a proposal to adjust the lot lines between two abutting parcels, tax lot 118-4 and 256-2. The proposal is to adjust the lot line between lots 118-4 and 256-2 so that 11.55 acres of tax lot 256-2 will be added to tax lot 118-4. The resulting adjustment will increase tax lot 118-4 to 11.85 acres and reduce lot 256-2 to 5.01 acres.

We have provided site topography, wetland delineation and site features within the reduced 5.01 acres of tax lot 256-2. Additionally, we have provided site features (ie dwelling, drive, septic & well) for tax lot 118-4. The waiver request is for the 11.55 acres of land to be added to tax lot 118-4.

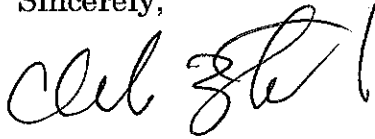
- Site topography, wetlands and features have been provided for the reduced 5.01 acres of tax lot 256-2 ensuring that the lot still conforms to all zoning and subdivision regulations relating to lot sizing and siting requirements. The waiver is for the 11.55 acres of land to be added to tax lot 118-4, an existing grandfathered lot of record. Granting of the waiver will not be detrimental to the public safety health or welfare or injurious to other property and will promote public interest where the resulting lot line adjustment does not increase density and ensures the remaining land of lot 256-2 remains conforming.
- The remaining land of 256-2 meets the provisions of the Barrington zoning ordinance, master plan and official maps as it shall remain conforming.

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TEL: (603) 382-5065 EMAIL: SEC@SECSURVEYING.COM

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- The reduced lot exceeds all required lot sizing and siting requirements. The land to be added to lot 118-4 only increases the conformity of this existing grandfathered non-conforming lot. As such the waiver will substantially secure the objectives, standards and requirements of the regulations.
- The circumstance that exists that warrants the requested waiver is the lack of need for the additional topography, wetland delineation and site features. As noted, this exchanged portion of the site only increases the conformity of existing tax lot 118-4, and the reduced area of lot 256-2 has been provided all required information to ensure conformance.

Sincerely,



Charlie Zilch
Project Manager

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P.O. BOX 1337 * 185 PLAISTOW ROAD UNIT 2 * PLAISTOW, NH 03865
TEL: (603) 382-5065 EMAIL: SEC@SECSURVEYING.COM

5.3.....SPECIFIC PLAN INFORMATION

5.3.1.....EXISTING SITE CONDITIONS

In order for the Board to evaluate a subdivision plan proposal comprehensively, the applicant is required to show the following information as part of the subdivision plan, unless granted a waiver in accordance with Section 5.5, Waivers for Specific Plan Submission Requirements. Other information may be reasonably required by the Board and shall be submitted upon request. Such additional submittals may be required in cases where the submitted information fails to permit the Board to review the subdivision in light of the requirements of Articles 5 and 6 and the purposes of these regulations.

- 5.3.1(1).....Location of site, names, and addresses of current owners of record and current abutting landowners. A separate list of current names and addresses of abutters must also be provided.
- 5.3.1(2).....Proposed subdivision name. Name and address of person(s) or firm preparing the plan. Said plan must contain the date of preparation, title, north arrow, scale, legend and zoning district(s).
- 5.3.1(3).....Name and address of person(s) or firm preparing other data and information if different from the preparer of the map.
- 5.3.1(4).....Plans shall also contain a signature block for Board approval and a revision block for noting dates of changes to the plan. The signature block shall be a rectangle approximately 3 inches high and 3½ wide with the words "Planning Board Approval Block" located at the top of the rectangle.

Planning Board Approval Block

Revision Block			
#	Date	Description	By

- 5.3.1(5).....Surveyed property lines including angles or bearings, distances, monument locations and size of the entire parcel. Said plan must be attested to and stamped by a Licensed Land Surveyor licensed in the State of New Hampshire. Signature, seal, and license number shall be legible and included on the plan.
- 5.3.1(6).....Existing grades and topographic contours at intervals not exceeding two (2) feet with spot elevations where the grade is less than five percent (5%).
- 5.3.1(7).....The location of existing drainage systems, structures, and drainage easements, if any.
- 5.3.1(8).....The estimated location and use of all existing structures, including wells and septic systems, on the site and within 100 feet of the site.
- 5.3.1(9).....Natural features such as streams, marshes, lakes, ponds, rock outcrops, wooded areas, significant trees, ledge, and other significant environmental features, including wetland areas as defined in the Zoning Ordinance.

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- 5.3.1(10).....Man-made features such as, but not limited to, existing roads, stone walls, pedestrian ways, cemeteries, and other structures. The plan shall also indicate which structures are to be retained and which are to be removed or altered.
- 5.3.1(11).....The size and location of all existing public and private utilities, including off-site utilities to which connection is planned, and any underground storage tanks, abandoned or in use.
- 5.3.1(12).....A vicinity sketch showing the location of the site in relation to the surrounding public street system, to be shown within a distance of 1,000 feet.
- 5.3.1(13).....Location and description of all existing easements and/or rights of way, parks, reservations, conservation land, and holders of conservation easements.
- 5.3.1(14).....Each existing building or manmade structure, including stone fences and cemeteries shall be shown on the plan and reviewed with the Board for historic significance.
- 5.3.1(15).....Summary of Barrington Zoning Ordinance requirements, including, but not limited to summary of lot size requirements, lot area, frontage, and related dimensional and use requirements.

5.3.2.....PROPOSED SITE CONDITIONS

In order for the Board to evaluate a subdivision plan proposal comprehensively, the applicant is required to show the following information as part of the subdivision plan, unless granted a waiver in accordance with Section 5.5, Waivers for Specific Plan Submission Requirements. Other information may be reasonably required by the Board and shall be submitted. Such additional submittals may be required in cases where the submitted information fails to permit the Board to review the subdivision in light of the requirements of Article 5 and 6 and the purposes of these regulations.

5.3.2(1).....Scale

All drawings, unless otherwise agreed to by the Board, shall be at a scale of one hundred feet to the inch or less.

5.3.2(2).....Grades

Proposed grades and topographic contours at intervals not exceeding two (2) feet with spot elevations where grade is less than five percent (5%).

5.3.2(3).....Test Pits

The location for, and pertinent data on, at least two (2) test pits, 50 feet apart, and of at least one (1) percolation test to show that the regulations in Article 15 have been met on each lot created by the subdivision. Information shall include at least the following: the location of the test pits, an outline of the four thousand (4,000) contiguous sq. ft. area reserved for the location of the leach field, and percolation test data.

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Applicant: WILSON Case# 118-4+256-D-GR-21-LL
LLA

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 checked="" type="checkbox"/> Lot Line Relocation See Section I & II	<input type="checkbox"/> Site Plan See Sections I & II				
Section I:					
General Requirements					
1. Completed Application Form		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
2. Complete abutters list		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
3. Payment of all required fees		<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>		
5. Copies of any proposed easement deeds, protective covenants or other legal documents		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Any waiver request(s) submitted with justification in writing		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Technical reports and supporting documents (see Sections IX & X of this checklist)		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
8. Completed Application Checklist		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Section II:					
General Plan Information					
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
2. Title block information:		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Drawing title		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Name of subdivision		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Location of subdivision		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
d. Tax map & lot numbers of subject parcel(s)		<input checked="" type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
14. North arrow	<input type="checkbox"/>	<input type="checkbox"/>		
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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 easements(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-cut zone(s) along streams & wetlands (as may be requested by the	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
F) Conservation Commission)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
G) Vehicular & pedestrian access easement(s)	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
assessor)				
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 checked="" type="checkbox"/>	<input type="checkbox"/>		
30. Location of existing overhead utility lines, poles, towers, etc.	<input type="checkbox"/>	<input checked="" 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"/>		
Section III				
Proposed Site Conditions Plan				
(Use Sections I General Requirements & Section II General Plan Information)				
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
easement applicable to this application:				
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Name(s) labeled	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Width of right-of-way dimensioned	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Pavement width dimensioned	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Existing water systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Existing drainage systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Existing utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Existing tree lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. Existing ledge outcroppings & other significant natural features	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
Section IV				
Construction Detail Drawings		N/A		
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Barrington Highway Department requirements, and Subdivision Regulations	<input type="checkbox"/>	<input type="checkbox"/>		
1. Typical cross-section of roadway	<input type="checkbox"/>	<input type="checkbox"/>		
2. Typical driveway apron detail	<input type="checkbox"/>	<input type="checkbox"/>		
3. Curbing detail	<input type="checkbox"/>	<input type="checkbox"/>		
4. Guardrail detail	<input type="checkbox"/>	<input type="checkbox"/>		
5. Sidewalk detail	<input type="checkbox"/>	<input type="checkbox"/>		
6. Traffic signs and pavement markings	<input type="checkbox"/>	<input type="checkbox"/>		
7. Drainage structure(s):	<input type="checkbox"/>	<input type="checkbox"/>		
8. Outlet protection riprap apron	<input type="checkbox"/>	<input type="checkbox"/>		
9. Level spreader	<input type="checkbox"/>	<input type="checkbox"/>		
10. Treatment swale	<input type="checkbox"/>	<input type="checkbox"/>		
11. Typical section at detention basin	<input type="checkbox"/>	<input type="checkbox"/>		
12. Typical pipe trench	<input type="checkbox"/>	<input type="checkbox"/>		
13. Fire protection details	<input type="checkbox"/>	<input type="checkbox"/>		
14. Erosion control details:	<input type="checkbox"/>	<input type="checkbox"/>		
15. Construction Notes	<input type="checkbox"/>	<input type="checkbox"/>		
a. Construction sequence	<input type="checkbox"/>	<input type="checkbox"/>		
b. Erosion control notes	<input type="checkbox"/>	<input type="checkbox"/>		
c. Landscaping notes	<input type="checkbox"/>	<input type="checkbox"/>		
d. Water system construction notes	<input type="checkbox"/>	<input type="checkbox"/>		
e. Sewage system construction notes	<input type="checkbox"/>	<input type="checkbox"/>		
f. Existing & finish centerline grades	<input type="checkbox"/>	<input type="checkbox"/>		
g. Proposed pavement - Typical cross-section	<input type="checkbox"/>	<input type="checkbox"/>		
h. Right-of-way and easement limits	<input type="checkbox"/>	<input type="checkbox"/>		
i. Embankment slopes	<input type="checkbox"/>	<input type="checkbox"/>		
j. Utilities	<input type="checkbox"/>	<input type="checkbox"/>		

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Application Checklist

Barrington Subdivision Regulations

Section V Supporting Documentation If Required	N/A			
1. 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"/>		
2. Stormwater management report	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
3. Traffic Impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Environmental Impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5. Hydrogeologic study	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Fiscal Impact study provided	<input type="checkbox"/>	<input checked="" 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"/>		

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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 JOSEPH of WILSON to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: Joseph Wilson

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 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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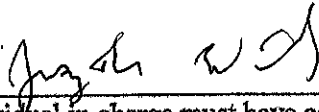
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(date of adoption)

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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.

ADMINISTRATIVE AND REVIEW FEES

TAX LOT
118-4

1986 DEC 29 PM 1:07
STRAFFORD COUNTY
REGISTER OF DEEDS

028403

KNOW ALL MEN BY THESE PRESENTS, That I, M. THELMA BELL, of Exeter, County of Rockingham and State of New Hampshire,

for consideration paid, grant to JOSEPH V. WILSON & CHERYL ANN GRENON, of 67 Mill Road, Kingston, County of Rockingham and State of New Hampshire, as joint tenants with rights of survivorship

with warranty covenants the following described premises:

A certain parcel of land together with the buildings thereon, situated on the shores of Swain's Pond, so-called, in Barrington, County of Strafford and State of New Hampshire, bounded and described as follows: Beginning at a point one hundred forty (140) feet, more or less, Southwest of the shore of Swain's Pond at the center of a thirty (30) foot right of way which point is eighty (80) feet, more or less, Southwesterly of stone wall at land now or formerly of Harry Goodstein; thence running Northeast a distance of one hundred forty (140) feet, more or less, along land now or formerly of Betty W. Phinney to a pin at high water mark of said pond; thence turning and running Southwest along the shore of Swain's Pond a distance of ninety-one (91) feet, more or less, to an iron pin at land now or formerly of Stratham Sand and Gravel; thence turning and running Southwest along land now or formerly of Stratham Sand and Gravel a distance of one hundred twenty (120) feet, more or less, to an iron pin in the center of said right of way; thence turning and running Northeasterly along the center of said right of way seventy-five (75) feet, more or less, to the point begun at.

Granting also for all purposes of ingress and egress a right of way over Old Range Road and the "right of way" across land now or formerly of Betty W. Phinney to the above described premises.

This conveyance is subject to any and all restrictions as appear in a deed recorded in Strafford County Registry of Deeds in Book 790, Page 207.

Meaning and intending to convey the same premises conveyed to this grantor by deed of Stratham Sand and Gravel, Inc. dated December 29, 1966 and recorded in the Strafford County Registry of Deeds in Book 822, Page 432.

Also a certain ten foot easement that runs parallel between the above property and property now or formerly of Marilyn E. Flynn, said ten feet meaning five feet on either side of the pump line in the ground from Flynn property to Bell property. See deed recorded at Book 1170, Page 0005.
THIS IS NOT HOMESTEAD PROPERTY.

~~My husband xxxxxxxx of said county, xxxxxxxx
and I, xxxxxxxx of said county, xxxxxxxx~~

Signed this 22nd day of December, 1986

EX 1282 PG 0210

060293
STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
STATE TAX
COMMISSION
DEC 29 1986
54750

M. Thelma Bell L.S.
M. THELMA BELL L.S.
L.S.

State of New Hampshire
Rockingham ss.:

Dec. 22, A. D. 1986

Personally appeared M. THELMA BELL

known to me, or satisfactorily proven, to be the person whose name
subscribed to the foregoing instrument and acknowledged that s he executed the same
for the purposes therein contained.

Before me, Ann M. Shultz
Notary of the Peace - Notary Public

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REGISTER OF DEEDS
STRAFFORD COUNTY

TAX LOT
256-2

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA175654 25.00
TRANS TAX ST854041 2,850.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, **Mark D. Morong**, single, of Durham, New Hampshire, for consideration paid, grant to **Joseph V. Wilson**, married, with a mailing address of PO Box 1047, East Hampstead, New Hampshire 03826

with **WARRANTY COVENANTS**

A certain tract of land with the buildings thereon, situated on Swain's Pond, so-called, off France Road, on Phinney Way (also known as the Old Range Road) in Barrington, Strafford County, New Hampshire, and being bounded and described as follows:

Beginning at a blazed oak tree on the southwest shore of said Swain's Pond and at the northeast corner of land now or formerly of Harry Goodstein; thence running South 49 degrees 25' West a distance one thousand four hundred ninety four (1,494) feet by a stone wall, and said land now or formerly of Goodstein, to a corner of said wall and the Old Range Road, so-called; thence turning and running 37 degrees 08' West three hundred fifty-three and eight tenths (353.8) feet by a stone wall and said Old Range Road to a jog in the said wall; thence continuing North 31 degrees 39' West two hundred forty (240) feet, more or less, by said wall and said road to the northeast side or an opening in said wall; thence turning and running about North 54 degrees East thirteen hundred and ten (1,310) feet, more or less, by other land of the grantors to a steel stake driven into the ground; thence continuing on the same course twenty (20) feet, more or less to the shore of the said pond; thence turning and running southeasterly by the shore of said pond six hundred fifty (650) feet, more or less, but, if measured in a straight line, five hundred five (505) feet, more or less, to the point of the beginning.

Granting also, for all purposes of ingress and egress, a right or way over said Old Range Road to France Road, so-called.

The conveyed premises are shown as "Phinney Tract A 17.5 Acres" on a plan of land entitled, "Plan of Land, Chilson H. Leonard, Barrington, New Hampshire, Scale 1" = 100' Jan 16, 1959", drawn by Grant L. Davis, PE, recorded at the Strafford County Registry of Deeds. Also more particularly depicted on Plan of land entitled, "Plat of

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Land for Betty W. Phinney, Richard A. Walton & Sienna P. Walton in Barrington, N.H.", dated Dec. 1991 by Parker Survey Assoc., Inc. duly recorded in the Strafford County Registry of Deeds as Plan 40-18.

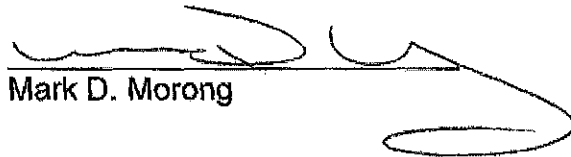
The premises are benefited by an Easement Agreement dated June 20, 2001 and recorded Book 2334, Page 714 of the Strafford County Registry of Deeds.

Excepting and reserving out conveyances recorded at Book 779, Page 10, Book 790, Page 207 and Book 790, Page 209 in the Strafford County Registry of Deeds.

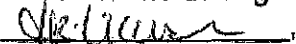
Meaning and intending to describe and convey the same premises as conveyed to Mark D. Morong by Deed recorded September 4, 2018 at Strafford County Registry of Deed at Book 4597, Page 579.

This is not the Homestead property of the within Grantors.

Executed under seal this 19th day of March, 2021.


Mark D. Morong

STATE OF NEW HAMPSHIRE
County of Rockingham

On this 19th day of March, 2021, before me, the undersigned notary public, personally appeared Mark D. Morong, and proved to me through satisfactory evidence of identification, which was/were , to be the person(s) whose name is/are signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Notary Public/Justice of the Peace
My commission expires:

JENNIFER J. GOODSSELL
NOTARY PUBLIC - State of New Hampshire
My Commission Expires
August 3, 2021

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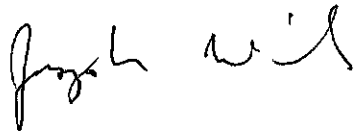
December 3, 2021

Town of Barrington
Planning Board
333 Calef Highway
Po Box 660
Barrington, NH 03825

Re: Proposed Lot Line Adjustment
Tax Lots 118-4 & 256-2
79 Phinney Way
Barrington, NH

Please accept this letter as formal authorization to allow S.E.C. and Associates, Inc., and its agents, to represent me on all planning matters pertaining to the above referenced Lot Line Adjustment Plan proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Wilson". The signature is written in a cursive, flowing style.

Joseph Wilson
Owner: Lot 256-2

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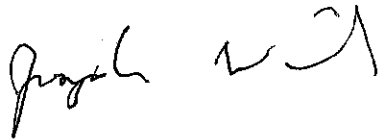
December 3, 2021

Town of Barrington
Planning Board
333 Calef Highway
Po Box 660
Barrington, NH 03825

Re: Proposed Lot Line Adjustment
Tax Lots 118-4 & 256-2
79 Phinney Way
Barrington, NH

Please accept this letter as formal authorization to allow S.E.C. and Associates, Inc., and its agents, to represent me on all planning matters pertaining to the above referenced Lot Line Adjustment Plan proposal.

Sincerely,



Joseph and/or Cheryl Wilson
Owner: Lot 118-4

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S.E.C. & ASSOCIATES, INC.
Surveying & Engineering Consultants

Lot Line Adjustment
Tax Lots 118- 4 & 256-2, Phinney Way
Abutters List

Owner:

Tax Map 118 Lot 4

JOSEPH & CHERYL WILSON
P.O. BOX 479
#79 PHINNEY WAY
BARRINGTON, NH 03825

Owner:

Tax Map 256 Lot 2

JOSEPH WILSON
P.O. BOX 1047
EAST HAMPSTEAD, NH 03826

Abutters:

Tax Map 117 Lot 25

KEITH PRANTIS
STEPHANIE KOGUT
59 FRANCE ROAD
BARRINGTON, NH 03825

Tax Map 118 Lot 1

DAVID RANSON
CARYN RANSON
P.O. BOX 253
BARRINGTON, NH 03825

Tax Map 118 Lot 2

ANN MARIE WEST
REV. TRUST
53 EDGEWOOD ROAD
DURHAM, NH 03824

Tax Map 118 Lot 3

DONNA DAMPHOUSE
REV. TRUST
16 RT.125
KINGSTON, NH 03848

Tax Map 118 Lot 8

Tax Map 118 Lot 7
NORMAN TREMBLAY
WENDI TREMBLAY
29 NORMS WAY
BARRINGTON, NH 03825

Abutters: – (cont.)

Tax Map 256 Lot 12

SHARON MARTEL
MICHAEL OPUDA
165 MICA POINT ROAD
BARRINGTON, NH 03825

Tax Map 256 Lot 8

MARN SPEIDEL
81 MICA POINT ROAD
BARRINGTON, NH 03825

Tax Map 256 Lot 7

JOHN MCCORMICK
STACY MCCORMICK
59 MICA POINT ROAD
BARRINGTON, NH 03825

Tax Map 256 Lot 3-2

JEFFREY BRANN
109 FRANCE ROAD
BARRINGTON, NH 03825

Tax Map 256 Lot 3-1

DEANE TOMPKINS
DIANE TOMPKINS
21430 MARJORIE AVE.
TORRANCE, CA 90503

Tax Map 256 Lot 3

RICHARD SEYMOUR
KATHLEEN SEYMOUR
97 FRANCE ROAD
BARRINGTON, NH 03825

Surveyor:

S.E.C. AND ASSOCIATES, INC.
P.O. BOX 1337
PLAISTOW, NH 03865

Soil Scientist:

FERWERDA MAPPING, LLC
43 BARTLETT HILL ROAD
DEERING, NH 03244

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P.O. Box 1337 * 185 Plaistow Rd., Unit 2 Plaistow, NH 03865

Tel:(603) 382-5065 * Email: sec@secsurveying.com

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