

Project Application

Land Use Department

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

240-9 + 249-2 - NR-22-LL
Case Number: _____

BOUNDARY LINE ADJUSTMENT - LENZI W/
BODGE
Project Name: _____

Date 4/12/2022

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 XX Special Permit ___

Change of Use ___ Extension for Site Plan or Subdivision Completion ___

Amendment to Subdivision/Site Plan Approval ___ Other ___

Project Name: BOUNDARY LINE ADJUSTMENT - LENZI W/ BODGE Area (Acres or S.F) 4.5 AC

Project Address: 155 YOUNG ROAD W/ 508 BEAUTY HILL RD

Current Zoning District(s): NEIGHBORHOOD RES Map(s) TM 240-9 WITH Lot(s) TM 249-2

Request: ALLOW 4.5 AC ADJUSTMENT FROM BODGE TO LENZI VIA SALE OF PARCEL A

Lenzi - 14.5 Acres / Bodge 62.649 Acres end result Bodge 58.149
Lenzi 19 Acres

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: 1. LENZI FAMILY 2009 REV TRUST

Company _____

Phone: 603-664-9634

Fax: _____

E-mail: BRIANLENZI@YAHOO.COM

Address: 155 YOUNG RD. BARRINGTON, NH 03825

Applicant (Contact): OWNER 2. THE CARL J BODGE REV TRUST C/O RONALD BODGE

Company _____

Phone: 603-948-6919

Fax: _____

E-mail: _____

Address: 508 BEAUTY HILL ROAD BARRINGTON, NH 03825

Developer: N/A Applicant / Agent same as owner 1

Company Brian D. Lenzi

Phone: 603-664-9634

Fax: _____

E-mail: brianlenzi@yahoo.com

Address: _____

Architect: N/A

Company _____

Phone: _____

Fax: _____

E-mail: _____

Address: _____

Engineer: LAND SURVEYOR: BRYAN D. BERLIND, LLS #701

Company dba LAND TECH

Phone: 603.539.4900

Fax: _____

E-mail: BRYAN@LAND-TECH.COM

Address: PO BOX 60 - 127 RTE 28, OSSIPEE, NH 03864

x R. J. Sene
Owner Signature OWNER 1

Barbara Pruene
Staff Signature

x Ronald J. Bodge
Applicant Signature OWNER 2

4/12/2022
Date

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APR 12 2022

LAND USE OFFICE

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):

BOUNDARY LINE ADJUSTMENT BETWIXT LENZI FAMILY 2009 REV TR & THE CARL J BODGE REV TR

Case Number: 240-9 + 249-2-NR-22-22

Site Location: 155 YOUNG ROAD & 508 BEAUTY HILL ROAD BARRINGTON, NH

Zoning District(s): NEIGHBORHOOD RESIDENTIAL

Owner (s): LENZI FAMILY 2009 REV TR & THE CARL J BODGE REV TR

Address of Owner(s): LENZI: 155 YOUNG RD BARRINGTON NH 03825

Address Line 2: BODGE: 508 BEAUTY HILL RD BARRINGTON, NH 03825

Name of Applicant (if different from owner):

Phone Number 603.664.9634 Email BRIANLENZI@YAHOO.COM

Land Surveyor: BRYAN D BERLIND LLS#701 dba: LAND TECH 603.539.4900 BRYAN@LAND-TECH.COM

I BRYAN D. BERLIND, LLS seek the following waiver to the Town of Barrington Subdivision Regulations for the above case submittal:

- 1) REGULATION 5.3.2(3) [CHKLIST# 10]: WAIVE TEST PITS & 4K SEPTIC AREAS
2) REGULATION 5.3.1(6) [CHKLIST#31]: WAIVE 2 FT CONTOURS TO 5 FT CONTOURS
3) CHKLIST#25: WAIVE WETLANDS DELINEATION Note: There is/are no wetlands in 4.5 Acre area.
4) CHKLIST#21: WAIVE CONTIGUOUS UPLANDS COMPUTATION

THE JUSTIFICATION FOR THE ABOVE WAIVERS IS THAT THE APPLICATION IS A LOT LINE ADJUSTMENT RATHER THAN A SUBDIVISION WHERE 4.5 AC OF FOREST LAND IS CONVEYED FROM THE LARGER LOT TO THE SMALLER LOT. NOTE THAT BOTH LOTS ARE CURRENTLY DEVELOPED. SINCE NO NEW LOTS OR CONSTRUCTION ACTIVITY ARE PROPOSED THE NEED FOR SOILS AND WETLANDS DELINEATION IS UN-NEEDED AND THE LABORS AND EXPENSE OF ACQUIRING SUCH WOULD BE A HARDSHIP TO THE APPLICANTS.

THE CONTOUR WAIVER IS TO ALLOW A LESS BUSY, MORE LEGIBLE, MORE READER-FRIENDLY MAPPING DOCUMENT WITHOUT ADVERSELY EFFECTING THE PLANNING BOARDS ABILITY TO APPROPRIATELY REVIEW.

Signature of Owner/Applicant- SURVEYOR [Handwritten Signature] LLS

RECEIVED Date 2 MAR 22 APR 12 2022

Revised 11/06/2014

LAND USE OFFICE

Applicant: Brian D. Lenzi Case # 240-9 + 249-2-NR-22-LL

Subdivision, Site Review, and Lot Line Adjustment Application Checklist
 Barrington Planning Board
 Adopted January 20, 2009

Lot Line Adjustment

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 type="checkbox"/>			
2. Complete abutters list	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Payment of all required fees	<input type="checkbox"/>	<input type="checkbox"/>			
4. <u>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</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Copies of any proposed easement deeds, protective covenants or other legal documents	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Any waiver request(s) submitted with justification in writing	<input checked="" type="checkbox"/>	<input 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 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 type="checkbox"/>			
2. Title block information:	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
a. Drawing title	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
b. Name of subdivision (N/A)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
c. Location of subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
d. Tax map & lot numbers of subject parcel(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

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Application Checklist

Barrington Subdivision Regulations

22. Existing easements (identified by type)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
A) Drainage easement(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
B) Slope easement(s)	(No Easements in Area)			
C) Utility easement(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
D) Temporary easement(s) (Such as temporary turnaround)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
E) No-out zone(s) along streams & wetlands (as may be requested by the	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
F) Conservation Commission)				
G) Vehicular & pedestrian access easement(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
H) Visibility easement(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
I) Fire pond/cistern(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
J) Roadway widening easement(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
K) Walking trail easement(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
a) Other easement(s) Note type(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
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)	WAVE			
25. Wetland delineation (including Prime Wetlands):	WAVE			
a. Limits of wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Wetland delineation criteria	(No Wetlands in 4.5 Acre added)			
c. Wetland Scientist certification	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
26. Owner(s) signature(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
27. All required setbacks	N/A			
28. Physical features	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Buildings	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Wells	N/A (none present)			
c. Septic systems				
d. Stone walls				
e. Paved drives				
f. Gravel drives				
29. Location & name (if any) of any streams or water bodies	N/A			
30. Location of existing overhead utility lines, poles, towers, etc.	N/A			
31. Two-foot contour interval topography shown over all subject parcels	WAVE			
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 type="checkbox"/>	<input type="checkbox"/>		
2. Proposed lot configuration defined by metes and bounds	<input type="checkbox"/>	<input type="checkbox"/>		
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	<input type="checkbox"/>	<input type="checkbox"/>		
a. Drainage easement(s)	N/A			
b. Slope easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
c. Utility easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
d. Temporary easement(s) (such as temporary turnaround)	<input type="checkbox"/>	<input type="checkbox"/>		
e. Roadway widening easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
f. Walking trail easement(s)	N/A			
g. Other easement(s) Note type(s)	<input type="checkbox"/>	<input type="checkbox"/>		
4. Area of each lot (in acres & square feet):	<input type="checkbox"/>	<input type="checkbox"/>		
a. Total upland(s)	<input type="checkbox"/>	<input type="checkbox"/>		

(5' contours)

Only Sections I and II required for Lot Line Relocation

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APR 17 2022

(date of adoption)

LAND USE OFFICE

APPLICATION AGREEMENT

Boundary Line Adjustment
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- BRIAN LENZI of 155 YOUNG RD BARRINGTON, NH 03825 to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: OWNER1: LENZI FAMILY 2009 REV TR [Signature] OWNER2: THE CARL J BODGE REV TR [Signature]

Signature of Developer: SURVEYOR [Signature]

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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Application Checklist

Barrington Subdivision Regulations

(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). x [Signature]

Signature of Owner x [Signature]

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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ADMINISTRATIVE AND REVIEW FEES

(date of adoption)

LETTER OF AGENCY

To Those it May Concern:

This letter is to authorize:

Bryan D. Berlind, LLS (# 761)

President of Land Technical Service Corp.

PO Box 60 – 127 Route 28

Ossipee, NH 03864

603.539.4900 email: bryan@land-tech.com

(In event that Brian Lenzi is unable to attend hearing Mr Berlind may be our agent)

To act as my/our AGENT as it pertains to obtaining land use permits for my/our land at 155 Young Road and 508 Beauty Hill Rd., Barrington, NH (Tax Map 240-9 and Tax Map 249-2) to include submitting applications, attending and speaking at hearings, etc.

X Brian J Lenzi X 3/22/2022

Lenzi Family 2009 Revocable Trust Date

X Rebecca W. Lenzi X 3/22/22

Lenzi Family 2009 Revocable Trust Date

X N/A X _____

The Carl J. Bodge Revocable Trust Date

X Ronald M. Bodge X 3/22/2022

The Carl J. Bodge Revocable Trust Date

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**Lenzi Family 2009 REV Trust / The Carl J. Bodge REV Trust
155 Young Road / 508 Beauty Hill Road, Barrington, NH**

ABUTTERS, OWNERS / APPLICANTS LIST

TM 113-1

Bradford Bowick / Jannelle Corson
217 Young Road
Barrington NH 03825

TM 113-2

Robert Churchill
142 Waterhouse Road
Barrington NH 03825

TM 113-3

Michael Lawrence
249 Young Road
Barrington NH 03825

TM 113-5

Julien & Jane Olivier
554 Beauty Hill Road
Barrington NH 03825

TM 113-6

French Family REV TR
Thomas & Ester French, Trustee
548 Beauty Hill Road
Barrington NH 03825

TM 113-7

Sidney Wheeler / Brenda Blake
540 Beauty Hill Road
Barrington NH 03825

TM 113-10

James Saulnier / Patricia Silven
58 Firefly Lane
Barrington NH 03825

TM 113-17

Jonathan Iber
118 Hall Road
Barrington NH 03825

TM 113-42

Richard & Ellen Perreault
262 Young Road
Barrington NH 03825

TM 114-55

Lewis Jr. & Brenda Brown
511 Beauty Hill Road
Barrington NH 03825

TM 240-8

Norma Bearden
802 North Union Street
Natchez MS 39120

TM 240-10

Raymond Sr. & Cheryl Clement REV Trust
179 Young Road
Barrington NH 03825

TM 240-11

Kenneth & Dulcie Dunton
210 Young Road
Barrington NH 03825

***TM 240-13 and TM 240-12**

Lendall & Karen Caverly
160 Young Road
Barrington NH 03825

TM 240-13-1

Robert & Elizabeth Caverly
150 Young Road
Barrington NH 03825

TM 240-15-12

Christopher & Anne Alix
PO Box 142
Barrington NH 03825

TM 249-1

Maciver Family REV TR
Jason Sullivan, Trustee
1 New Hampshire Ave, Suite 125
Portsmouth NH 03801

TM 114-03

Nicholas & Michaela Phaneuf
468 Beauty Hill Road
Barrington NH 03825

TM 114-01

Phillip & Mary Bodge
PO Box 222
Barrington NH 03825

***TM 249-18 and TM 249-58**

Town of Barrington
PO Box 660
Barrington NH 03825

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*Please Note: Some owners have more than one abutting property.

***TM 240-9 and TM 249-59**

Owners / Applicants

Lenzi Family 2009 REV TR
Brian & Rebecca Lenzi, Trustees
155 Young Road
Barrington NH 03825

***TM 249-2 and 249-2-1**

Owner / Applicant

Carl Bodge
c/o Ronald Bodge
508 Beauty Hill Road
Barrington NH 03825

Surveyor LLS #701

Land Technical Service Corp
Bryan Berlind
PO Box 60
127 Route 28
Ossipee NH 03864

Verified 4/13/2022
BJ

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***Please Note: Some owners have more than one abutting property.**