



STAFF REPORT

Planning Board Meeting of November 1, 2022, at 6:30 PM

175 Brooks Road

Application Type: Class VI/Private Road

Proposal: Construct single-family residence at 175 Brooks Road along the Isinglass River, in accordance with approved shoreland permit.

I. STAFF ANALYSIS:

Building Department:

- The building department has received and reviewed application for a category three Class IV/Private Road building permit with a request for waiver and forwarded to Land Use Department on 10/19/2022.

Planners Comments:

- The application is for a Category 3 from the Class IV/Private Road Policy. Applicant is requesting a waiver from the policy.
- The waiver request from the applicant:
 - “Prior to purchasing the property at 175 Brooks Road, our civil engineer had confirmed that a property further up the road (Simmons residence at 254 Brooks Road) had already upgraded the road to roughly Class V standards. Since the requirements for Option 1 have previously been met, I am requesting a waiver for this requirement. I will be sharing the road maintenance expenses with the other residents of Brooks Road.”
- Department head staff reviewed case files and provided on October 25, 2022.
- Applicant provided documents in a timely manner.
- Book 4844 Page 760 – Recorded Warranty Deed
- Book 4842 Page 809 – Warranty Deed from previous owners to me, first paragraph states “ALSO SUBJECT TO an Agreement and Release Regarding Building Permit for Property Abutting a Private/Class VI Road...”
- Book 4600 Page 171 – Items 2 & 3 reference my responsibility to maintain access to the subject property.
- Location Map from GIS created for application.

Police:

- No comments or concerns as long as they are meeting Class 6 & Private Road Policy.

Fire Chief:

- Fire has no comments or concerns as long as they are meeting Class 6 & Private Road Policy.

Road Agent:

- As long as this house will be built on the developed portion of Brooks Road, the road meets the Town standards. The road currently has quite a few potholes and is quite rough (just needs grading). Homeowner should join road association if they haven't already. Homeowner should also repair all road damage incurred as a result of the project.

- II. BOARD ACTION:** Motion on recommendation language to be submitted in memo form by Town Planner to the Select Board. This would go on the next Select Board regularly scheduled meeting.



Town of Barrington
 PO Box 660/333 Calef Hwy
 Barrington, NH 03825
www.barrington.nh.gov
 (603) 664-5183

APPLICATION FOR CLASS VI/PRIVATE ROAD BUILDING PERMIT

OWNER INFORMATION

Please include a separate e-mail address for each owner to avoid processing delays.

Name: Sean Manning	Address: 40 Topaz Lane Unit I Rochester, NH 03839
Phone: (603) 229-9137	E-Mail: sean@wbarmory.com
Name:	Address:
Phone:	E-Mail:

PROPERTY DETAILS

Address/Road: 175 Brooks Road	Map/Lot/Sublot: Map 211 Lot 2
Ownership Deed: Book: 4844 Page: 760	Road Classification: <input checked="" type="checkbox"/> Class VI Rd <u>or</u> <input type="checkbox"/> Private Rd

PROJECT NARRATIVE

Describe the details of the building project

Construct single-family residence at 175 Brooks Road along the Isinglass River, in accordance with approved shoreland permit.

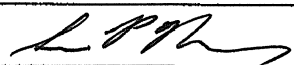
Copy of Building Permit Application Attached

PERMIT CATEGORY

Review the Class VI/Private Road Building Policy at www.barrington.nh.gov/ClassVI/PrivateRoadBuildingPolicy to apply the correct requirements to your project. Use the checkboxes to indicate completed/attached information.

<input type="checkbox"/> Category 1	<input type="checkbox"/> Category 2	<input checked="" type="checkbox"/> Category 3
<input checked="" type="checkbox"/> Class VI & Private Road Building Policy Application <ul style="list-style-type: none"> ▪ Municipal Disclaimer of Maintenance and Liability <ul style="list-style-type: none"> • Generated by Town staff upon receipt of completed application • Recording required by applicant after approval and prior to issuance of permit 	Category 1 requirements and: <ul style="list-style-type: none"> ▪ Planning Board Review and Comment ▪ Select Board Decision – Consent Agenda 	Category 3 requirements and: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Detailed Property Map <input checked="" type="checkbox"/> Road Improvements <ul style="list-style-type: none"> <input type="checkbox"/> Option 1 <u>or</u> <input type="checkbox"/> Option 2 <input checked="" type="checkbox"/> Road Maintenance Agreement <ul style="list-style-type: none"> ▪ Permit and Bond for Improvements (if applicable per Select Board decision) ▪ Department Head Recommendations ▪ Planning Board Review and Comment ▪ Select Board Public Hearing and Decision ▪ Application Fee (if approved, plus building permit fee)

Waiver Requested (see policy requirements, include waiver narrative on a separate sheet)

Applicant Signature: 	Date: 10/11/22
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Town of Barrington
 PO Box 660/333 Calef Hwy
 Barrington, NH 03825
www.barrington.nh.gov
 (603) 664-5183

APPLICATION FOR CLASS VI/PRIVATE ROAD BUILDING PERMIT

FOR ADMINISTRATIVE USE ONLY

Received Date: 10/19/22	Staff Initials: JP
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APPLICATION REVIEW

<input checked="" type="checkbox"/> Correct Category	<input checked="" type="checkbox"/> Map Meets Requirements
<input checked="" type="checkbox"/> Road Improvement Details	<input type="checkbox"/> Missing Information – Applicant Notified

ANTICIPATED TIMELINE

DATE	If not applicable, please use N/A
10/25/22	Application Reviewed and Sent to Department Heads (as soon as possible upon receipt)
11/10/22	Department Head Recommendations Due (minimum 1 week following email to Department Heads)
11/10/22	Planning Board Review (Department Head recommendations, if applicable, must be provided to Planning Department no less than 1 week prior to next meeting. Schedule for next meeting following 1 full week.)
	Select Board Public Hearing or Consent Agenda (minimum 1 week following Planning Board memo receipt)

COMPLETION DATES

DATE	If not applicable, please use N/A
	Abutter's List Created (upon receipt)
10/25/22	Police Recommendations Received
	Fire Recommendations Received
10/25/22	Road Agent Recommendations Received
10/27/22	Share Department Heads Feedback with Property Owner
	Planning Board Recommendations Received
	Public Hearing Notice for Select Board Meeting Sent to Abutters (minimum 1 week prior to meeting)
	Waiver Signed by Select Board Chair or Designee
	Recorded Waiver Book: _____ Page: _____
	Recorded Road Maintenance Agreement Book: _____ Page: _____
	Permit Issued
	Department Head Sign-Off on Road Improvements
	Building Inspector Verification Conditions of Approval are Met
	Certificate of Occupancy Issued

ATTACHMENTS

Provide a copy of the following to the applicant for their review.

- Sample Agreement and Release Regarding Building Permit for Property Abutting a Private/Class VI Road
- Class VI/Private Road Policy – updated 2/14/2022

Waiver Request

October 11th, 2022

FROM:

Sean Manning
40 Topaz Lane Unit I
Rochester, NH 03839
(603) 229-9137

TO:

Town of Barrington
PO Box 660
Barrington, NH 03825

PURPOSE: Waiver Request Regarding Road Improvements

In the Application For Class VI Road Building Permits, Category 3, there are two options under Road Improvements:

Option 1: Improve the sub-standard road to adhere to the Select Board's Minimum Road Standards for Class VI and private roads.

Option 2: Make Road Improvements of at Least 10% of Construction Costs.

Prior to purchasing the property at 175 Brooks Road, our civil engineer had confirmed that a property further up the road (Simmons residence at 254 Brooks Road) had already upgraded the road to roughly Class V standards. Since the requirements for Option 1 have previously been met, I am requesting a waiver for this requirement. I will be sharing the road maintenance expenses with the other residents of Brooks Road.

Respectfully,


Sean Manning

10/11/22

Date

TOWN OF BARRINGTON, NEW HAMPSHIRE
Agreement and Release Regarding
Building Permit for Property Abutting a Private/Class VI Road

NOW COME Rudy R. Cormier AND Patricia R. Finnegan
(Hereinafter referred to jointly or severally as "owner") with a residential address of _____, and

The Town of Barrington, New Hampshire (hereinafter referred to as "town"), a municipal corporation existing under the laws of the State of New Hampshire with an address of 333 Calef Highway, and agree as follow:

WHEREAS, owner owns certain real property (Tax Map 211 Lot 002 Plot) which abuts BROOKS Road, conveyed to said owner by a Deed recorded at Book 4561 Page 0658 at the Strafford County Registry of Deeds: and

WHEREAS, the relevant portion of said BROOKS Road upon which owner's real property fronts is a private/Class VI road that has not been approved by the Barrington Planning Board, so that the owner's property is therefore subject to the building restrictions imposed under RSA 674:41;

NOW THEREFORE, the town and owner on behalf of themselves, their heirs, legal representatives, successors and assigns, covenant and agree as follows:

1. The town shall allow owner a building permit to construct a single family residence on the property identified above subject to the terms and conditions of a building permit to be issued by the town and the Policy of the Board of Selectmen Regarding Construction on Class VI and Private Roads as amended on July 20, 2015.
2. The parties understand and agree that town assumes no responsibility for maintenance, including but not limited to snowplowing, of said BROOKS Road, and no liability for any damages arising from the use of said road.
3. Owner agrees to be responsible for maintaining access to the subject property and does hereby forever release and discharge the town, its officers, agents and employees: (1) from the obligation of maintaining said BROOKS Road; and (2) from any loss, damage, claim or expense of any kind or nature whatsoever arising directly or indirectly from the condition of said road, including but not limited to any loss damage, claim or expense arising from failure to provide any municipal services such as police, fire and ambulance services.
4. Owner hereby assumes responsibility for transporting any children who may now or in the future reside on the property to the nearest regular school bus stop.
5. The parties understand and agree that this Agreement and Release shall be recorded at the Strafford County Registry of Deeds before the building permit is issued, as required under RSA 674:41, I (c)(3).
6. The owner(s) agree to stipulate and pass this Agreement at any transfer of this property.

IN WITNESS WHEREOF the parties have hereunder set their hands this 13 day of Aug, 2018

Witness: [Signature]
Witness: [Signature]

[Signature]
(Owner) RUDSCOMIE
[Signature]
(Owner) PATRICIA FINNESAN

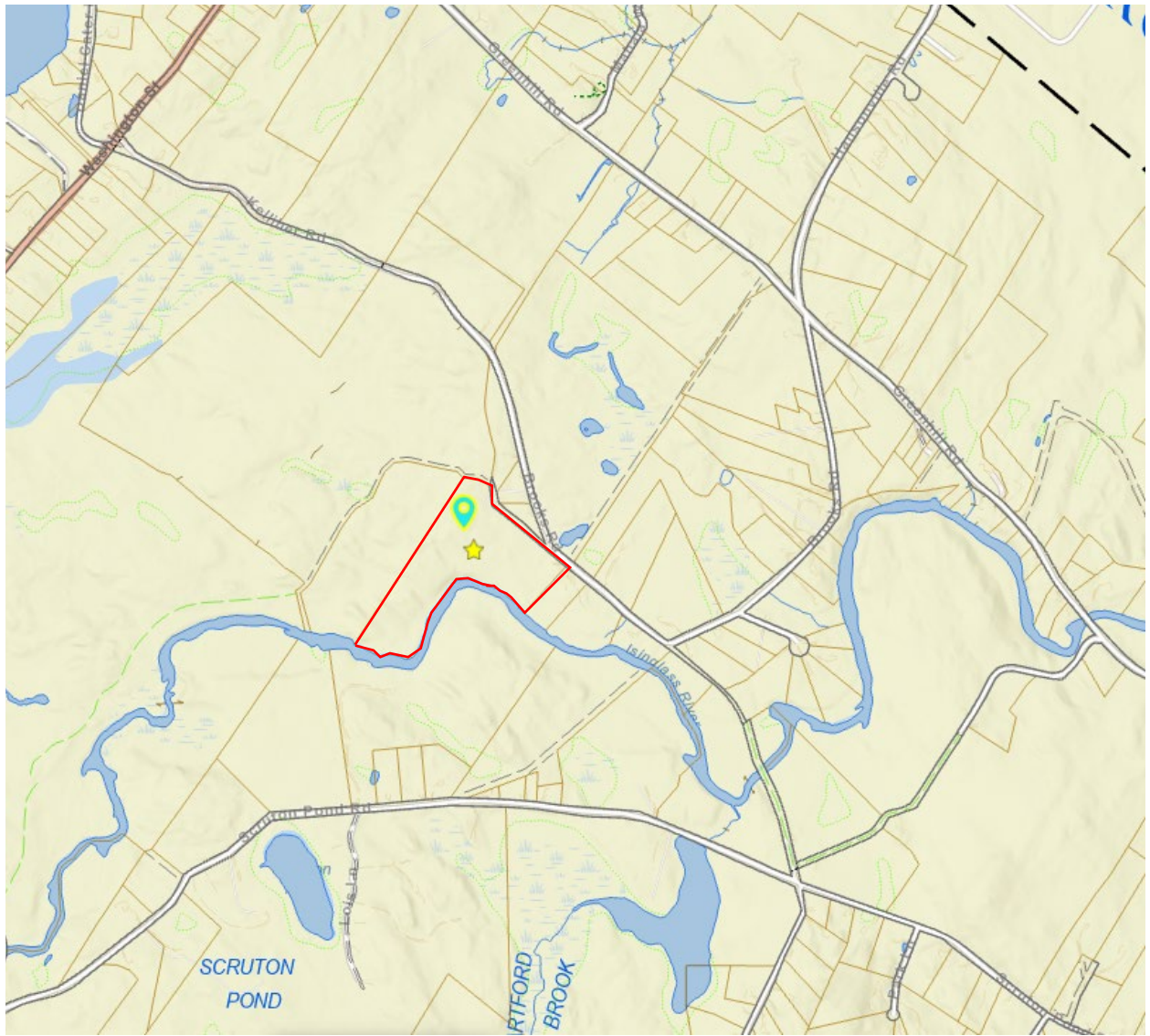
TOWN OF Barrington

Witness: [Signature]

By: [Signature]
Selectman, Chairman or Vice Chairman



Location Map: Map 211, Lot 0002



E-Doc # 200021791
Book 4842 Page 809

12/08/2020 03:53:56 PM
Page 1 of 2

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA169697 25.00
TRANS TAX ST853166 2,699.00

WARRANTY DEED

Rudy R. Cormier and Patricia R. Finnegan, husband and wife, of 544 Portland Street, Rochester, NH 03867, for consideration paid, grant to **Sean Manning**, unmarried, of 18 Common Street, Rochester, NH 03867, with *WARRANTY COVENANTS*:

A certain tract or parcel of land, with the buildings and any other improvements thereon, located on the northeasterly side of the Isinglass River in Barrington, County of Strafford, State of New Hampshire, bounded and described as follows:

Beginning at a point designated as #1 on a plan entitled, "Watson Property Survey of Bounds, Barrington, N.H.", October 1956, as prepared by Oliver P. Wallace and recorded with the Strafford County Registry of Deeds as Plan #22, Pocket #4, Folder #5, which point is on the northeast bank of the said Isinglass River at an old bridge abutment; thence running in a northeasterly direction and following a stone wall to a roadway, said roadway being located on a Range Line believed to be Range Line #2 as shown on the plan of the Town of Barrington recorded in Strafford County Records as Plan #2, Pocket #9, Folder #4; thence running North 34 1/4° West along said stone wall and road to an iron pipe and an old fence at point #3 on the above-referenced plan; thence running along a line in a southwesterly direction along an old fence and stone wall and another old fence to a large pine stump noted as point #6 on said above-referenced plan, which is situated on the northeast bank of said Isinglass River; thence running along the riverbank, in a southerly, northeasterly and southerly direction again to the old bridge abutment being the point of beginning.

EXCEPTING AND RESERVING THEREFROM the tracts of land previously conveyed as set forth in a Deed from R. Cormier Excavating Company, Inc. to Rudo Cormier and Evelyn Cormier, dated June 8, 1989, and recorded in the Strafford County Registry of Deeds at Book 1454, Page 203.

ALSO RESERVING THEREFROM the burial ground located on said premises, which is for the use of family relatives of the late Daniel H. Watson, including, a right-of-way thereto as set forth in the above-referenced deed recorded with the Strafford County Registry of Deeds at Book 1454, Page 203.

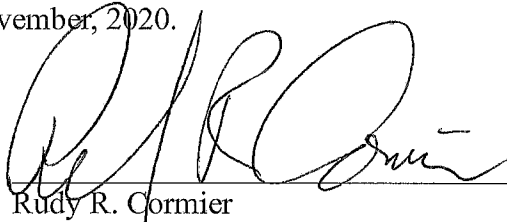
SUBJECT TO a right-of-way in favor of Joseph Brewster and his heirs, which was established by deed of Hiram Brewster to J.F. Watson, which deed is dated July 10, 1843 and recorded with the Strafford County Registry of Deeds at Book 194, Page 381, to the extent that said right-of-way is now still and currently existent and still in use.

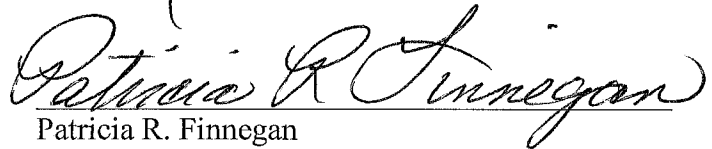
ALSO SUBJECT TO an Agreement and Release Regarding Building Permit for Property Abutting a Private/Class VI Road with the Town of Barrington dated August 13, 2018 and recorded with the Strafford County Registry of Deeds at Book 4600, Page 171.

Meaning and intending to describe and convey the same premises conveyed to Rudy R. Cormier and Patricia R. Finnegan by virtue of a deed recorded in the Strafford County Registry of Deeds at Book 4561, Page 658.

This is not homestead property of the Grantors.

EXECUTED this 24th day of November, 2020.


Rudy R. Cormier



Patricia R. Finnegan

STATE OF NEW HAMPSHIRE

County of Strafford

Then personally appeared before me on this 24th day of November, 2020, the said Rudy R. Cormier and Patricia R. Finnegan and acknowledged the foregoing to be their voluntary act and deed.

Matthew M. Shoemaker
Notary Public, State of New Hampshire
My Commission Expires Feb. 7, 2023


Notary Public/Justice of the Peace
Commission expiration:

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA170030 25.00
TRANS TAX ST853228 4,050.00

Tax Stamps: \$4,050.00

PROPERTY ADDRESS: 18 COMMON STREET, ROCHESTER, NEW HAMPSHIRE 03867

WARRANTY DEED

I, Sean Manning, an unmarried person, of Rochester, New Hampshire For Consideration Paid grants to Keith Silva, Individually, now of 18 Common Street, Rochester, Strafford County, New Hampshire, with **WARRANTY COVENANTS**

A certain tract of land together with the buildings thereon, containing about two acres situated in Rochester in the County of Strafford and State of New Hampshire on the southeasterly side of Common Street, so-called bounded and described as follows:

Beginning on the southeasterly side of said street at the northerly corner of land now or formerly of Peter McShane; thence running by said street northeasterly about one hundred and twenty-seven feet to land now or formerly of Mary Callaghan; thence running southeasterly by said Callaghan land about sixty-five feet; thence running northeasterly by said Callaghan land about ninety-six feet; thence running by said Callaghan land southeasterly about eighty feet to land now or formerly of M. H. Plummer; thence in the same southeasterly direction by land of said Plummer about two hundred and ten feet to land formerly belonging to R. J. Wallace; thence running by said Wallace land southwesterly about two hundred and forty-five feet to land of said McShane and thence running by said McShane land northwesterly about three hundred and eighty feet to the Street at the point of beginning.

Excepting herefrom that portion of the premises conveyed by Robert Spear and Jeannine Spear to Leonel J. Moore and Louise M. Moore, dated October 21,1968 and recorded in Strafford County Registry of Deeds at Book 865, Page 74.

Subject to and with the benefit of any and all easements, restrictions, rights of way, covenants and any other provisions of record insofar as the same are now in force and applicable.

The Grantor, Sean Manning, hereby releases all rights of homestead in the above described property.


Being the same premises conveyed by Deed recorded with the Strafford Registry of Deeds at Book 4493, Page 0516.

Executed under seal this 14th day of December, 2020.


Sean Manning

STATE OF NEW HAMPSHIRE
COUNTY OF Strafford

On this 14th day of December, 2020, before me, the undersigned notary public, personally appeared the above-named, Sean Manning, proved to me through satisfactory evidence of identification, which was his driver's license, to be the person(s) who signed the preceding or attached document in my presence, and acknowledged to me that he signed it voluntarily as his free act and deed.


Notary Public Signature
My Commission Expires: 4-17-24

SANDY WILLIAMS
NOTARY PUBLIC
New Hampshire
My Commission Expires Apr. 17, 2024

Town of Barrington, New Hampshire

APPLICATION FOR MAJOR BUILDING PERMIT

It shall be unlawful to construct, enlarge, alter or demolish a structure; or change the occupancy of a building or structure requiring greater strength, exit or sanitary provisions; or to change to another use; or to install or alter any equipment for which provision is made or the installation of which is regulated by this code, without first filing an application with the code official in writing and obtaining the required permit.

Application for a permit shall be made by the owner or lessee of the building or structure, or agent of either, or by the licensed engineer or architect employed in connection with the proposed work. If the application is made by a person other than the owner in fee, it shall be accompanied by an affidavit of the owner or the qualified applicant or a signed statement of the qualified applicant witnessed by the code official or his designee to the effect that the proposed work is authorized by the owner in fee and that the applicant is authorized to make such application. The full names and addresses of the owner, lessee, applicant, and of the responsible officers, if the owner or lessee is a corporate body, shall be stated in the application.

The application shall contain a general description of the proposed work, the location of the proposed work, the use and occupancy of all parts of the building or structure and of all portions of the site or lot not covered by the building or structure.

The application for the permit shall be accompanied by two copies of specifications and of plans drawn to scale, with sufficient clarity and detail dimensions to show the nature and character of the work to be performed. When quality of materials is essential for conformity to this code, specific information shall be given to establish such quality; and this code shall not be cited, or the term "legal" or its equivalent be used, as a substitute for specific information. The code official is permitted to waive the requirement for filing plans when the work involved is of a minor nature.

There shall also be a site plan showing to scale the size and location of all new construction and all existing structures on the site, distances from the lot lines, the established street grades and proposed finished grades; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the plot plan shall show all construction to be demolished and the location and size of all existing structures and construction that are to remain on the site or plot.

Plans for placement of structure must consider that any portion of the structure including decks, landings, stairways, overhangs, bay or bow windows, etc., must meet the required setback and be included on the Foundation Certification Plan.

The site plan shall indicate the location of a private sewage disposal system when a public sewer is not available.

IMPACT FEES: Adopted March 13, 2001. The Town of Barrington instituted the following impact fee for the construction of a dwelling unit. Fee to be paid before issuance of the building permit:

2007 SCHOOL IMPACT FEE SCHEDULE - BARRINGTON

Type of Construction	School Impact Fee Per Dwelling Unit for Elementary & Middle School Facilities
Single Family Detached	\$ 4,281
Townhouse Condo	\$ 2,415
Duplex / 2-Unit Structure	\$ 3,397
Multi-Family (3 or More Units)	\$ 1,768
Manufactured Housing	\$ 3,112

Note: The above fee schedule is not an official document. The official fee schedule can be viewed at the Town of Barrington Planning Department office.

NOTE: For a commercial structure or public structures, the code official shall require to be filed adequate details of structural, mechanical and electrical work, including computations, stress diagrams and other essential technical data. All engineering plans and computations shall bear the signature and seal of the engineer or architect responsible for the design.

FOUNDATION CERTIFICATION PLAN REQUIRED

Before the Town’s Code Enforcement Officer may certify that a foundation inspection has been properly completed, the owner of the lot on which the foundation to be inspected is located, or the owner’s designee, shall have prepared and submitted to the Code Enforcement Officer a Foundation Certification Plan bearing the stamp of a New Hampshire Licensed Land Surveyor and showing the exact setbacks of the foundation from all property lines and from the high-water mark of any pond, lake or year round stream as defined in Section 406.00 (Shoreland Setback Overlay Zone), of the Barrington Zoning Ordinance which may be located on or in proximity to said lot. The Foundation Certification Plan shall also contain a statement by the New Hampshire Licensed Land Surveyor to the effect that no portion of the new construction is located within any of the setback areas required by law. The requirement for this Foundation Certification Plan may be waived by the Code Enforcement Officer if, in the Code Enforcement Officer’s discretion, there is reasonable cause to conclude that preparation of the Foundation Certification Plan would be unnecessary to insure that the new construction does not violate any required setbacks.

***** DO NOT ASSUME WAIVERS ARE AUTOMATIC. WAIVERS WILL ONLY BE GRANTED IN EXCEPTIONAL CASES.***

We request original stamp and signature on the foundation certification plan. (Photocopies or fax not acceptable).

An application for a permit for any proposed work shall be deemed to have been abandoned six months after the date of filing, unless such application has been diligently prosecuted or a permit shall have been issued; except that the code official shall grant one or more extensions of time for additional periods not exceeding 90 days each if there is reasonable cause.



Major Building Permit Application

Town of Barrington, New Hampshire
 Building Department
 P.O. Box 660, Barrington, NH
 Telephone: (603) 664-5183

Issue Date: _____
 Permit #: _____
 (This area for office use only)

Map # 211
 Lot # 2
 Block # _____
 Zoning _____

Location of Construction (Address): 175 BROOKS ROAD BARRINGTON NH

Property Owner: SEAN MANNING Home Phone: _____

Mailing Address: 40 TOPAZ LANE , UNIT I Cell Phone: 603 229 9137

City: ROCHESTER State: NH Zip Code: 03839 Daytime Phone: 603 330 0146

Email Address: sean@wbarmory.com

Contractor: _____ Phone: _____

Mailing Address: _____ Cell #: _____

City: _____ State: _____ Zip Code: _____

Email Address: _____

Cost of Construction: \$650,000 Building Inspectors Estimated Cost of Construction: _____

Permit Fee: \$5,700 Permit fee is based on \$8.50 per \$1,000.00 of Construction Cost (\$50.00 Minimum)
 AND \$25 flat application fee, \$50 electric permit fee, \$50 plumbing permit fee, \$50 mechanical permit fee.

Proposed Construction is for: (check only one)

<input checked="" type="checkbox"/> New Single-Family Dwelling	<input type="checkbox"/> New Commercial Structure
<input type="checkbox"/> New Two-Family Home	<input type="checkbox"/> Commercial Addition
<input type="checkbox"/> New Multi-Family Dwelling	<input type="checkbox"/> Commercial Alteration
<input type="checkbox"/> Replacement / New Mobile Home	<input type="checkbox"/> Other: _____

Description of work to be performed: Construct single-family residence at 175 Brooks Road along the Isinglass River, in accordance with approved shoreland permit.

Proposed Use: Single-family home

Property & Setback Information		
Setbacks from Lot Line to Construction:	Subsurface Disposal Information:	Total Square Footage of Proposed Building: <u>3,984 SF</u>
Front: <u>324'</u>	Right: <u>240'</u>	Site Located In "Special Flood Hazard Area": Yes No
Rear: <u>268'</u>	Left: <u>688'</u>	Site Located In Shoreland Protection Zone: Yes No
Lot Size: <u>22.45 AC</u>	Septic System Design Approval Number: <u>CA2021062525</u>	Subdivision Approval # <u>N/A (22.45 AC)</u>
	If Using Existing System, Is Design More Than 20 Yrs. Old: Yes No	Subdivision Name: <u>N/A</u>
		Site Plan Approval: Yes No

Applicant Signature: *[Signature]*

Date: 10/11/22

Plot Plan	
<p>Instructions:</p> <ol style="list-style-type: none">1) Show the Property lines and road(s).2) Show the proposed Structure and all existing structures.3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.4) Include the dimensions of the proposed structure.5) Show Location of Septic Tank & Leach Field.6) Show Location of all Wetlands, Rivers, Streams, Lakes and Ponds	<p>Sample Plan:</p> <p>The diagram shows a rectangular property layout. At the bottom is a 'Street'. A 'Proposed Garage' is shown as a rectangle with dimensions 25 Ft by 25 Ft. To its left is a 'House' with a 'Deck' on top. Further left is a 'Shed'. A 'Proposed Fence' is indicated by a dashed line. Dimensions are shown: 90 Ft from the left side of the house to the left side of the garage; 40 Ft from the top of the house to the top of the garage; 40 Ft from the bottom of the house to the bottom of the garage; 50 Ft from the right side of the garage to the right side of the fence; and 40 Ft from the top of the garage to the top of the fence.</p>

Applicant Signature: *[Signature]*

Date: 10/11/22

ATTACHMENTS AND SUBMITTALS REQUIRED AT THE TIME OF APPLICATION			
For Residential 1 and 2 Family		For Commercial or Multi-unit Residential	
Site Plan	<input checked="" type="checkbox"/>	Site Plan Approval – Site Plans Must be Certified Prior to Issuance of Building Permits.	<input type="checkbox"/>
Driveway Permit [Contact: Highway Dept. (603) 664-5379]	N/A <input type="checkbox"/>	Driveway Permit [Contact: Highway Dept. (603) 664-2241]	<input type="checkbox"/>
N.H. Approved Septic Design	<input checked="" type="checkbox"/>	N.H. Approved Septic Design	<input type="checkbox"/>
Approved Shoreland Protection Permit From NH-DES [If Applicable]	<input checked="" type="checkbox"/>	Approved Shoreland Protection Permit From NH-DES [If Applicable]	<input type="checkbox"/>
Two (2) full sets of building plans	<input checked="" type="checkbox"/>	Three (3) full sets of plans [Stamped When Required by RSA 310 -A]	<input type="checkbox"/>
P.U. C. Prescriptive Compliance Application or Res Check Compliance Application.	<input checked="" type="checkbox"/>	Letter of Energy Compliance From Design Prof. [May Use Residential Compliance Options to a Maximum building size of 4000 Square Feet]	<input type="checkbox"/>
All Precedent Conditions of the Notice of Decision that was Approved by the Planning Board are met.	<input checked="" type="checkbox"/>	Statement of Special Inspection [IBC Section 1705] [If Applicable]	<input type="checkbox"/>

Please be advised, the order of inspections, for the **Building Inspector Only**, are as follows:

1. Reinforcing Steel Prior to Placement of Concrete.
2. Foundation / Pier Depth & Drainage
3. Rough Framing
4. Insulation & Penetration firestop
5. Drywall Installation (Fire Rated Assemblies Only)
6. Final Inspection

Note: Not all inspections may apply to every situation and additional inspections may be required in special situations. ***Required inspections for electrical, plumbing and mechanical installations are provided on the applicable permit application(s).***

It is the responsibility of the property owner and all contractors to obtain and post the necessary permits in a conspicuous location prior to commencement of any construction related activity.

Electrical, mechanical and plumbing work requires submission of a separate permit applications.

Permits are non-transferable. If this is an "After the Fact" permit, it may be subject to a fee two times the normal permit fee.

It is the responsibility of the contractor / property owner to obtain all required inspections. This signed application constitutes consent of the owner / applicant to provide access for inspections related to this permit at the subject property. Any work that is concealed prior to the inspection may be required to be removed for inspection.

Applicant Signature: _____




Date: 10/11/22


PLEASE BE ADVISED: Any deviation from the specifications submitted will require an amendment to this permit or additional permits. Permits expire one (1) year from the issue date. The Building Inspector/Code Officer may grant an extension of time if a written request is submitted prior to the expiration date. Permits become invalid if work is not started within 180 days or if work is abandoned/suspended for a period of 180 days.

The STATE OF NEW HAMPSHIRE requires that ENERGY CODE COMPLIANCE CERTIFICATION be obtained for any heated building, structure or addition thereto. Certification may be required prior to altering, renovating or winterizing an existing structure. More information can be found at the web site: www.puc.state.nh.us and follow the link for Energy Codes.

*** I hereby certify that the building site is/is not (choose one) located in a "Special Flood Hazard Area" as designated by the Federal Emergency Management Agency and its flood insurance rate maps.

Applicant signature: 

*** I hereby certify that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S. C. 1334, Barrington Flood Plain Development Ordinance.


Applicant signature: 

*** All work must be performed in accordance with International Building Code/2009, International Residential Code for One & Two Family Dwelling/2009, 2011 NEC National Electrical Code, 2009 International Plumbing Code, NFPA 101 Life Safety Code/2009, NH Energy Code, International Mechanical Code/ 2009 and State of NH Subdivision & Individual Sewage Disposal System Design Rules.

*** I certify that the information that I have given is accurate to the best of my knowledge. No change from the above information will be made without the approval of the Code Enforcement Officer. I understand that this is NOT A PERMIT and that work CANNOT COMMENCE until a PERMIT is issued. It is my responsibility to contact the Code Enforcement Officer for the appropriate inspections.

*** I hereby certify that the boundary lines shown on the accompanying plot plan are the property lines of my property and that the acreage and setbacks are correctly shown.

*** I further acknowledge that the proposed structure or improvements shall not be occupied or utilized without a Certificate of Occupancy and only after all necessary inspections have been requested and completed.

Owner Signature:  Date: 10/11/22

Contractor Signature _____ Date: _____

*** DO NOT WRITE IN THIS SPACE ***

Paid By: _____ CASH CHECK # _____

Received By: _____ Date: _____

PERMIT # _____

THIS PERMIT IS ISSUED with the following conditions: DENIED for the following reason(s):

Approved By: _____ Date: _____

MINIMUM APPLICATION REQUIREMENTS

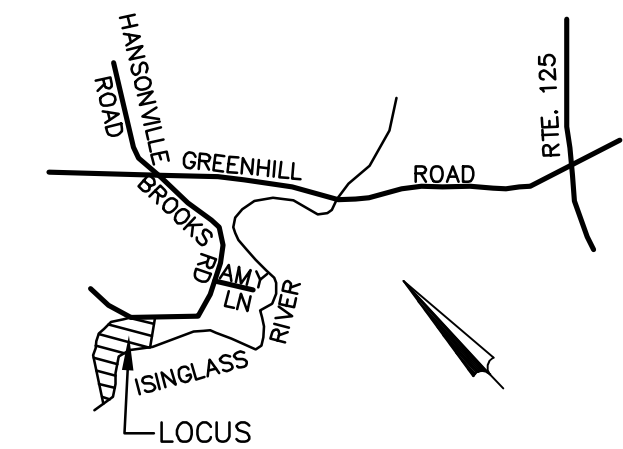
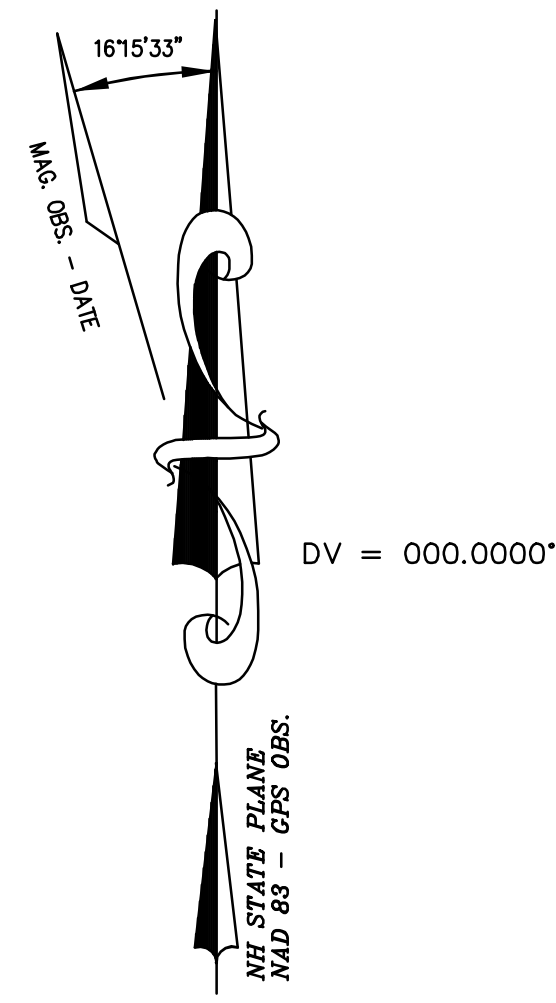
BUILDING CODE INFORMATION

Every building is different in terms of layout and framing details. Therefore, it is imperative that a set of construction plans or sketches be submitted with each application. The plans/sketches must show a dimensioned layout of all new rooms and spaces, in enough detail to determine building code compliance for the proposed construction. In the case of additions, it will be necessary to show the existing (room) layout. The following is a list of specific items to be included with the plans/sketches and specifications:

- Foundation plan/cross section showing anchor bolt/strap locations (IRC Section 403.1.6) and location of required reinforcing steel (IRC Section 4040.1.2.2).
- Dimensioned floor plan of each story (Show attic access location)
- Framing plan of each story including direction, sizes & spacing of joints and beams, location of support columns and sheathing material.
- Roof framing plan including: direction, sizes & spacing of rafters, sheathing material and roofing materials.
- Sizing documentation must be provided for all engineered beams/girders, joists, etc.
- If cathedral ceiling or if rafters are not connect to the floor/ceiling joist or connected with a rafter tie located in the lower third of the rafter, provide ridge support details (IRC Section 802.3.1).
- Framing cross section.
- Wall section(s) or window & door schedule indicating header sizes and required number of jack studs (IRC Tables 502.5(1) & 502.5(2)).
- Wall bracing methods, locations and length of braced wall panels, include foundation details as applicable (IRC Section 602.10 thru 602.12.1.6).
- Label all emergency escape openings (“egress windows”) in sleeping areas, basements (bulkheads are suitable) and habitable attics (even when unfinished) (IRC Section R310.1) (5.7 S.F. minimum based on NFPA 101).
- Stair details showing tread depth, riser height, handrail and guard rail details ... (may sign a “stair handout” to indicate compliance).
- Location of hard wired smoke and CO detectors (IRC Sections 314 & 315)
- Door and window schedule.
- Completed NH Energy Compliance Application.

Note: IRC references are applicable to one and two family dwellings and townhouses..

- Need an approved driveway permit.
- Need an approved construction entrance.
- Pave in 16'. (Inspection by Highway Department prior to C/O)
- Impact fee assessment - \$4,281 (paid prior to C/O).
- Provide approved NH-DES septic design.
- Provide NH-DES shoreland permit (when applicable).
- Plot plan complies with front, side and rear setback, shoreland setback and wetland butter requirements.
- Permit application is complete.



CIVILWORKS NEW ENGLAND
 CIVIL & WATERFRONT ENGINEERING
 181 Watson Road, PO Box 1166
 Dover, New Hampshire 03821
 603.748.0443

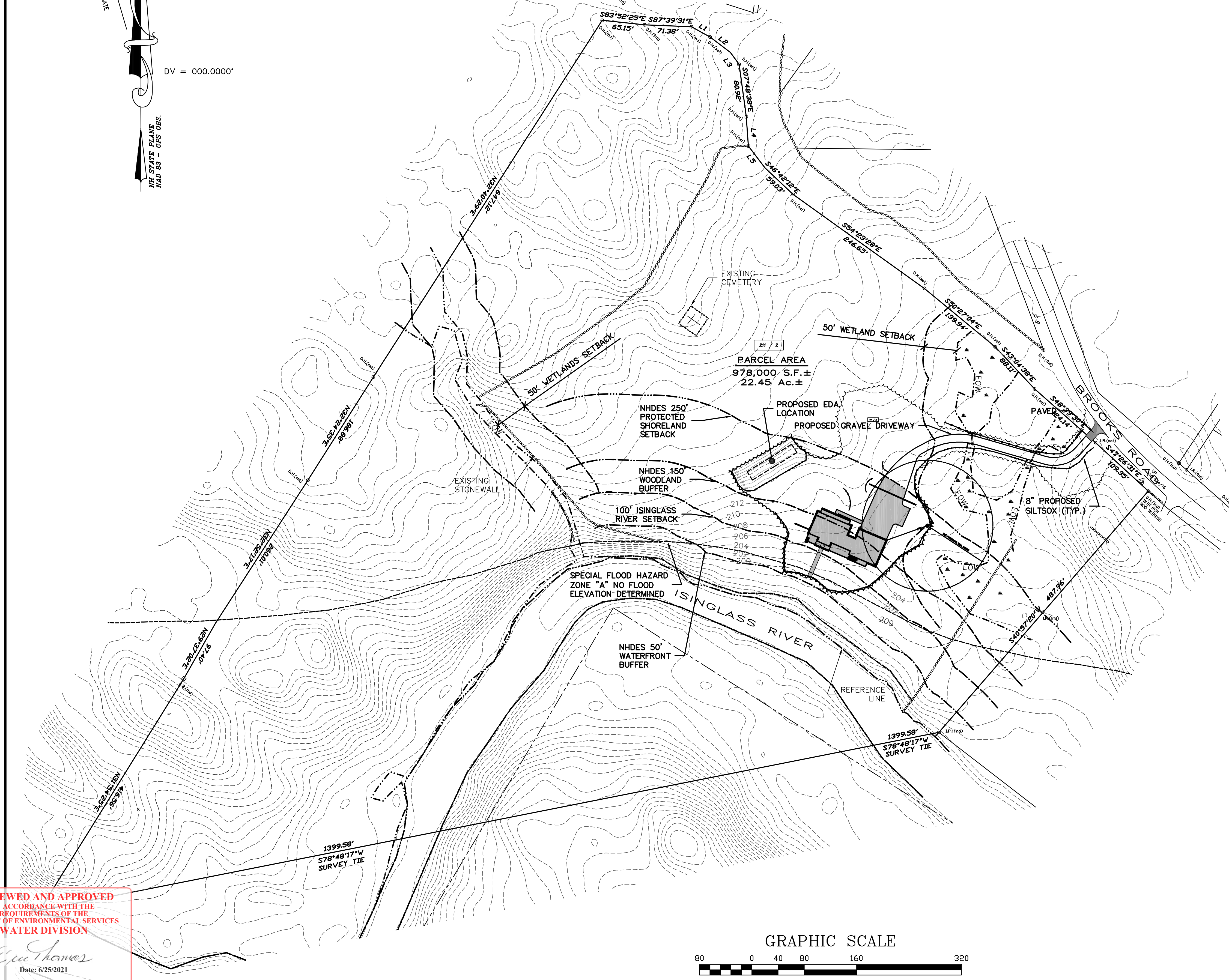
NO.	REVISION	DATE
1	NHDES COMMENTS	6-24-21
2	APP'D	
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNER
 Designer of
 Subsurface Disposal
 Systems
 Stephen J. Haight
 No. 934
 License & Pollution Control

SUBSURFACE SEPTIC OVERVIEW PLAN
 TAX MAP 211, LOT 2
 SEAN MANNING
 175 BROOKS ROAD
 BARRINGTON, NH

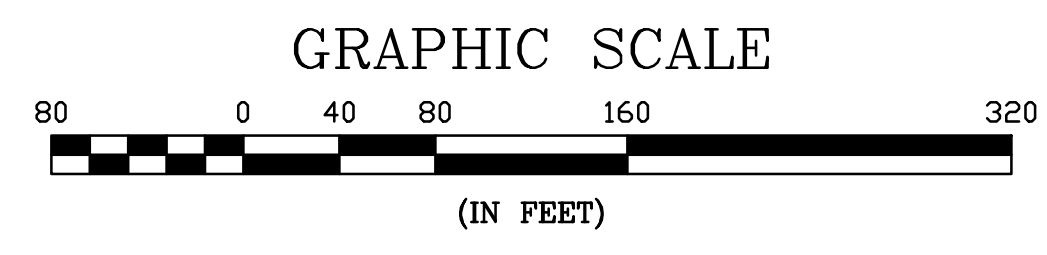
MANNING RESIDENCE
 BARRINGTON, NH

5-2



LEGEND

S.F.	SQUARE FEET
Ac.	ACRE
±	MORE OR LESS
EOW	EDGE OF WET
x 74.00	EXISTING SPOT GRADE
- - - - -94-	EXISTING GRADE
~~~~~	EXISTING TREELINE
⊖⊖⊖⊖⊖	EXISTING FENCE
⊖⊖⊖⊖⊖	EXISTING STONEWALL
—	EDGE OF RIVER
⋯⋯⋯	PROPOSED SILTSOXX
▭	PROPOSED BUILDING
~~~~~	PROPOSED TREELINE
■	PROPOSED IMPERVIOUS SURFACE



REVIEWED AND APPROVED
 IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE
 NH DEPT OF ENVIRONMENTAL SERVICES
 WATER DIVISION

Eric Thomas
 Date: 6/25/2021
 #eCA2021062525

