

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: 220-54.7.2-RC-21-SR (unit #38) Project Name: Welding Business Date: 12/14/2021

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 X
Conditional Use Permit ___ Sign Permit ___ Boundary Line Adjustment ___ Special Permit ___
Change of Use ___ Extension for Site Plan or Subdivision Completion X
Amendment to Subdivision/Site Plan Approval ___ Other ___

Project Name: Welding Business Area (Acres or S.F) ___
Project Address: 2460 Calef Highway #38 Barrington
Current Zoning District(s): Commercial (RC) Map(s) 220 Lot(s) 054-7-2
Request: We would like permission to operate a commercial welding business.

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: AI Estes
Company: Mill Falls RE LLC
Phone: ___ Fax: ___ E-mail: ___
Address: PO BOX 627 Center Ossipee, NH 03814-0627

Applicant (Contact): Lane Knaack
Company: HFM Welding Co. LLC
Phone: 775-338-9587 Fax: ___ E-mail: info@hfmwelding.com
Address: 488 Prospect St. Rollinsford NH 03869

Developer: Mill Falls RE LLC / AI Estes
Company: ___
Phone: same owner Fax: ___ E-mail: ___
Address: ___

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

Engineer: ___
Company: ___
Phone: ___ Fax: ___ E-mail: ___
Address: ___

Owner Signature: see letter
Barbara Irvine
Staff Signature
Applicant Signature: [Signature]
Date: 12-14-2021

Barbara Irvine

From: Chris <jake240@comcast.net>
Sent: Tuesday, December 14, 2021 7:09 PM
To: Barbara Irvine
Subject: Mill Falls Realty, LLC

External (jake240@comcast.net)

[Report This Email](#) [FAQ](#) [Skout Email Protection](#)

[EXTERNAL]

To Whom It May Concern:

I, Albert Estes, Owner of Mill Falls Realty, LLC give permission for HFM Welding, LLC to present to the Planning Board of the Town of Barrington, NH for a special use of manufacturing in Unit 38, Isinglass Circle in Barrington, NH.

Thank you,
Albert C. Estes, Jr.
Member/Owner
Mill Falls Realty, LLC

Sent from [Mail](#) for Windows

TOWN OF BARRINGTON CONFIDENTIALITY AND DISCLOSURE NOTICE:

This email and any email to employees and officials of the Town of Barrington may be subject to public disclosure under the New Hampshire Right to Know law (RSA 91-A). However, this message may also contain information that is privileged and confidential which may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please forward this email to support@rockporttech.com if you believe this email is suspicious.

TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME Welding Business CASE FILE NUMBER 220-547-2-PC-21-SR
PROJECT LOCATION Ø Calef Hwy #38 Barrington NH Unit #38
DATE OF APPLICATION 12/14/2021

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: Commercial Lot Area Size _____

Setbacks: Front Side Rear

Parking Spaces Required: 1 Parking Spaces Provided: 1

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

HFM Welding Co. is a small welding shop owned and operated by Lane Knaack. Lane is the sole employee. While much of HFM's business consists of mobile repairs, Lane will need to weld on site from time-to-time. There will be no "retail" or showroom aspect to this business. As it stands, the current site plan only specifies storage and office use, we are requesting permission for light manufacturing.

ABUTTER LIST

Town of Barrington, NH

Please Print or Type

Applicant: Lane Knaack / HFM Phone 775-338-9587

Project Address: 0 Calef Hwy #38

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
220	54		Mill Falls RE LLC	Po Box 627

ABUTTING LOT OWNERS Ctr Ossipee NH 03814

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
		please see attached...	

PROFESSIONALS AND EASEMENT HOLDERS. Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder	Mailing Address
N/A	

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the Town of Barrington Assessing Office

on this date: 12/14/21, This is page 1 of 2 pages.

Applicant or Agent: _____

Planning Staff Verification: _____ Date: _____

Applicant Lane Knaack Map/Lot# 220-54-72 Case# 220-54,72-RC-2-SR
HFM Welding Site Review Application Checklist Barrington Planning Board Unit #38

This checklist is intended to assist applicants in preparing a complete application for site review as required by the Barrington Site Review Regulations and must be submitted along with all site review applications. An applicant seeking site review approval shall be responsible for all requirements specified in the Barrington Site Review Regulations even if said requirements are omitted from this checklist.

An applicant seeking site review approval shall be responsible for providing all the information listed in the column below entitled "Site Review" and should place an "x" in each box to indicate that this information has been provided

SITE REVIEW APPLICATION CHECKLIST Check the Appropriate Boxes below:	Site Review		Waiver(s)
	Provided	NA	
Section I. General Requirements			
1. Completed Application Form (2.5.1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Complete abutters list (2.6.3 (5) or 2.5.1 (6))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Payment of all required fees (2.6.3 (4) or 2.5.1 (5))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Three (3) full size sets of plans and twelve (12) sets of plans 11" by 17", submitted with all required information in accordance with the site review regulations and this checklist (2.6.3 (6) or 2.5.1 (7))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Copies of any proposed easement deeds, protective covenants or other legal documents (3.9.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Any waiver request(s) submitted with justification in writing (3.9.8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Completed Application Checklist (2.5.1 (3))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Section II. General Plan Information			
1. Size and presentation of sheet(s) per registry requirements and the site review regulations (3.1.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Title block information: (3.2.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Drawing title (3.2.1 (1))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Name of site plan (3.2.1 (2))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Location of site plan (3.2.1 (3))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Tax map & lot numbers of subject parcel(s) (3.2.1 (4))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Name & address of owner(s) (3.2.1 (5))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Date of plan (3.2.1 (6))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Scale of plan (3.2.1 (7))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
h. Sheet number (3.2.1 (8))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
i. Name, address, & telephone number of design firm (3.2.1 (9))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
j. Name and address of Applicant (3.2.1 (10))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Revision block with provision for amendment dates (3.2.3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Planning Board approval block provided on each sheet to be recorded (3.2.2)	<input type="checkbox"/>	<input type="checkbox"/>	
5. Certification block (for engineer or surveyor) (3.1.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Match lines (if any)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Zoning designation of subject parcel(s) including overlay districts (3.2.10 (4))	<input type="checkbox"/>	<input type="checkbox"/>	

SITE REVIEW APPLICATION CHECKLIST	Site Review		Waiver(s)
	Provided	NA	
Check the Appropriate Boxes below:			
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to Identify 100-year flood elevation, locate the elevation (3.2.10 (12))			
10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town." (3.2.10 (16))	<input 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." (3.2.10(17))	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
13. Note the following: "All materials and methods of construction shall conform to Town of Barrington Site Review Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction." (3.2.10 (18))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. North arrow (3.2.5)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
15. Floodplains-Location and elevation(s) of one-hundred (100)-year flood zone per FEMA Flood Insurance Study or as determined by drainage study (3.3 (18))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Plan and deed references (3.2.6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. The following notes shall be provided:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Purpose of plan (3.2.10 (1))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Existing and proposed use (3.2.10 (6))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Water Supply source (name of provider (company) if offsite) (3.2.10 (10))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Zoning variances/special exceptions with conditions (3.2.10 (11))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. List of required permits and permit approval numbers (3.2.10 (13))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Vicinity sketch showing 1,000 feet surrounding the site (3.2.8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g. Plan index indicating all sheets (3.2.9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
18. Boundaries-existing lot boundary defined by metes and bounds (3.3 (1))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
19. Boundary monuments (3.3 (4))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Monuments found (4.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Map number and lot number, name addresses, and zoning of all abutting land owners (3.3 (5))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Monuments to be set (3.3 (4) & 4.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
20. Existing streets: (3.3 (6))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Name labeled	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Status noted or labeled	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Right-of-way dimensioned	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Pavement width dimensioned	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
21. Municipal boundaries (If any) (3.3 (7))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
22. Existing easements (identified by type) (3.3 (8))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Drainage easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Slope easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Utility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Temporary easement(s) (Such as temporary turnaround)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Vehicular & pedestrian access easements(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

SITE REVIEW APPLICATION CHECKLIST	Site Review		Waiver(s)
	Provided	NA	
Check the Appropriate Boxes below:			
e. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Vehicular & pedestrian access easements(s)	<input type="checkbox"/>	<input type="checkbox"/>	
g. Visibility easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	
h. Fire pond/cistern(s)	<input type="checkbox"/>	<input type="checkbox"/>	
i. Roadway widening easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	
j. Walking trail easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	
a) Other easement(s) Note type(s)	<input type="checkbox"/>	<input type="checkbox"/>	
23. Designation of each proposed lot (by Map & Lot numbers as provided by the assessor)	<input type="checkbox"/>	<input type="checkbox"/>	
24. Area of each lot being developed (in acres & square feet): (3.3 (9))	<input type="checkbox"/>	<input type="checkbox"/>	
a. Existing lot(s) (3.3 (9))	<input type="checkbox"/>	<input type="checkbox"/>	
b. Contiguous upland(s)	<input type="checkbox"/>	<input type="checkbox"/>	
25. Wetland delineation (including Prime Wetlands): (3.3 (13))	<input type="checkbox"/>	<input type="checkbox"/>	
a. Limits of wetlands (3.3 (13))	<input type="checkbox"/>	<input type="checkbox"/>	
b. Wetland delineation criteria (3.3 (13))	<input type="checkbox"/>	<input type="checkbox"/>	
c. Wetland Scientist certification (3.3 (13))	<input type="checkbox"/>	<input type="checkbox"/>	
26. Owner's signature(s) (3.3 (14))	<input type="checkbox"/>	<input type="checkbox"/>	
27. All required setbacks (3.3 (15))	<input type="checkbox"/>	<input type="checkbox"/>	
28. Physical features	<input type="checkbox"/>	<input type="checkbox"/>	
a. Buildings (3.3 (21))	<input type="checkbox"/>	<input type="checkbox"/>	
b. Wells (3.3 (16))	<input type="checkbox"/>	<input type="checkbox"/>	
c. Septic systems (3.3 (16))	<input type="checkbox"/>	<input type="checkbox"/>	
d. Stone walls (3.3 (16))	<input type="checkbox"/>	<input type="checkbox"/>	
e. Paved drives (3.3 (16))	<input type="checkbox"/>	<input type="checkbox"/>	
f. Gravel drives (3.3 (16))	<input type="checkbox"/>	<input type="checkbox"/>	
29. Location & name (if any) of any streams or water bodies (3.3 (17))	<input type="checkbox"/>	<input type="checkbox"/>	
30. Location of existing overhead utility lines, poles, towers, etc. (3.3 (19))	<input type="checkbox"/>	<input type="checkbox"/>	
31. Two-foot contour interval topography shown over all subject parcel (3.3 (3))	<input type="checkbox"/>	<input type="checkbox"/>	
32. Map & Lot #s, name, addresses, & zoning of all abutting land owners (3.3 (5))	<input type="checkbox"/>	<input type="checkbox"/>	
33.	<input type="checkbox"/>	<input type="checkbox"/>	

APPLICATION AGREEMENT

I hereby apply for Site Plan Review and acknowledge I will comply with all of the Ordinances of the Town of Barrington, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the Site Plan Review or Application specifications are incomplete, the Application will be considered rejected.

In consideration for approval and the privileges accruing thereto, the subdivider thereby agrees:

- E. To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions which become apparent during construction of the site plan review.
- E. To post all streets "Private" until accepted by the Town and to provide and install street signs as approved by the Selectmen of the Town for all street intersections.
- E. To give the Town on demand, proper deeds for land or rights-of-way reserved on the plat for streets, drainage, or other purposes as agreed upon.
- E. To save the Town harmless from any obligation it may incur or repairs it may make, because of my failure to carry out any of the foregoing provisions.
- E. Mr/Mrs _____ of _____ The owners, by the communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: _____

Signature of Developer: _____

Technical Review Signatures: _____

Town Engineer/Planner Approval Signature: _____ The owners, by the filing of this application as indicated above, hereby give permission for any member of the Barrington Planning Board, the Town Engineer, The Conservation Commission and such agents or employees of the Town or other person as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, test and inspections as may be appropriate.

(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.



100 foot Abutters List Report

Barrington, NH
December 14, 2021

\$70.00
\$75.00
\$150.00

\$295.00

Subject Property:

Parcel Number: 220-0054-0072
CAMA Number: 220-0054-07-2
Property Address: CALEF HWY

Mailing Address: MILL FALLS RE LLC
PO BOX 627
CTR OSSIPEE, NH 03814

4x's

✓

Abutters:

Parcel Number: 220-0042
CAMA Number: 220-0042
Property Address: 18 CALEF HWY

Mailing Address: DUGUAY ADAM R & KRYSTAL A
18 CALEF HWY
BARRINGTON, NH 03825

✓

Parcel Number: 220-0046-0002
CAMA Number: 220-0046-0002
Property Address: 15 CALEF HWY

Mailing Address: ROYALTY VOLVO HOLDINGS LLC
15 CALEF HWY
BARRINGTON, NH 03825

✓

Parcel Number: 220-0047
CAMA Number: 220-0047
Property Address: 55 CALEF HWY

Mailing Address: DRTR HOLDINGS, LLC
55 CALEF HWY
BARRINGTON, NH 03825

✓

Parcel Number: 220-0053
CAMA Number: 220-0053
Property Address: 45 TOLEND RD

Mailing Address: MARSHAL JOHN D & FULTON TARA L
TRS REV LIV TR
45 TOLEND RD
BARRINGTON, NH 03825

✓

Parcel Number: 220-0054-0001
CAMA Number: 220-0054-0001
Property Address: TOLEND RD

Mailing Address: MILL FALLS RE LLC
PO BOX 627
CTR OSSIPEE, NH 03814

~~XXXX~~

Parcel Number: 220-0054-0002
CAMA Number: 220-0054-0002
Property Address: 49 TOLEND RD

Mailing Address: ESTES MICHAEL & JULIEANNE
49 TOLEND RD
BARRINGTON, NH 03825

✓

Parcel Number: 220-0054-0008
CAMA Number: 220-0054-0008
Property Address: 41 MILLS FALLS RD

Mailing Address: SIROTIN JASON & COURTNEY
41 MILLS FALLS RD
BARRINGTON, NH 03825

✓

Parcel Number: 220-0054-0009
CAMA Number: 220-0054-0009
Property Address: MILLS FALLS RD

Mailing Address: MILL FALLS HOMEOWNERS ASSOC
PO BOX 627
CTR OSSIPEE, NH 03814

~~XXXX~~

Parcel Number: 220-0054-0071
CAMA Number: 220-0054-07-1
Property Address: CALEF HWY

Mailing Address: MILL FALLS RE LLC
PO BOX 627
CTR OSSIPEE, NH 03814

~~XXXX~~

Lane Knagack
HFH Welding Co. LLC
488 Prospect Street
Rollinsford, NH 03869

✓

12/14/2021
Confirmed list
Barbara Arvine



www.cai-tech.com

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