



TOWN OF BARRINGTON
NEW HAMPSHIRE

Office of the Select Board

Notice of Public Meeting

Pursuant to RSA 41:14-a Regarding Acquiring Land

Land

Map 251, Lot 63 – 4,165 square feet

- See attached, 251-0063 Highlighted Map
- See attached, 251-0063 Bumford Road Access Easement Plan
- See attached, 251-0063 Bumford Road Access Easement Deed

Summary

Map 251, Lot 63 has received conditional approval from the Planning Board for commercial development (details available here: <https://www.barrington.nh.gov/land-use-department/pages/lot-63>). They have proposed an access driveway onto Bumford Road which is a Class VI road (Town-owned but not maintained). In order to improve the safety of the intersection of Bumford Road and Route 125, the Planning Board and Select Board worked with the applicant to realign the intersection at 90°. In order to accomplish this, the property owners must provide the Town with an access easement. The easement described in the attached documents accomplishes the goal of improved safety at the intersection of Bumford Road and Route 125.

RSA 41:14-a allows the Select Board to acquire land. Prior to holding public hearings and voting on the land acquisition, the proposal must be submitted to the Conservation Commission and Planning Board for review and recommendation.

Schedule (all dates in 2022)

April 27: Notice Published

April 28: Conservation Commission (7:00pm at 77 Ramsdell Lane, Barrington, NH 03825)

May 3: Planning Board (6:30pm at 77 Ramsdell Lane, Barrington, NH 03825)

May 9: Select Board Public Hearing (6:30pm at 77 Ramsdell Lane, Barrington, NH 03825)

May 23: Select Board Public Hearing (6:30pm at 77 Ramsdell Lane, Barrington, NH 03825)

June 13: Select Board Vote (6:30pm at 77 Ramsdell Lane, Barrington, NH 03825)

Information to join virtual meetings can be found on the Town's website: www.barrington.nh.gov



Map 251, Lot 63 - Access Easement

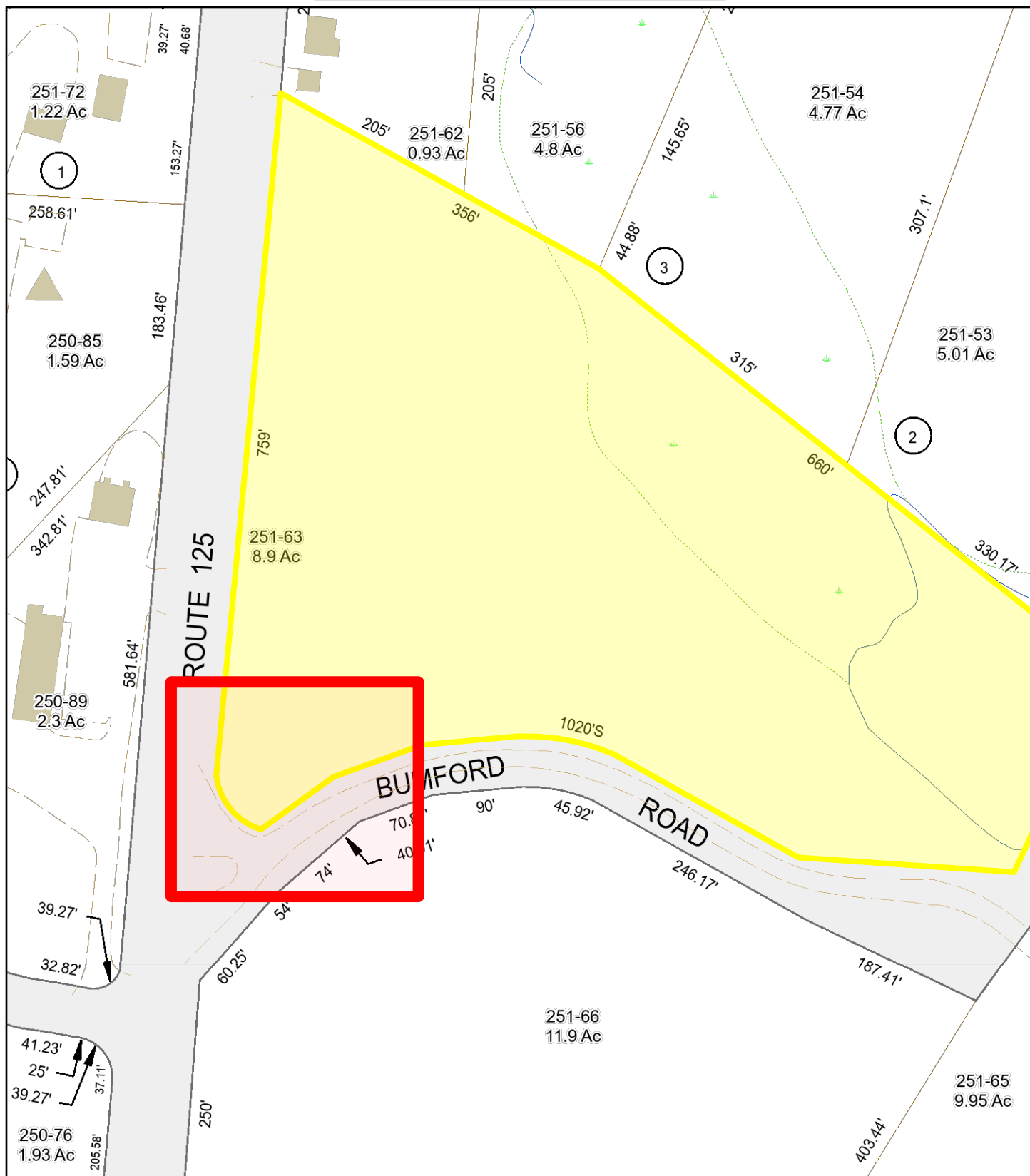


Barrington, NH

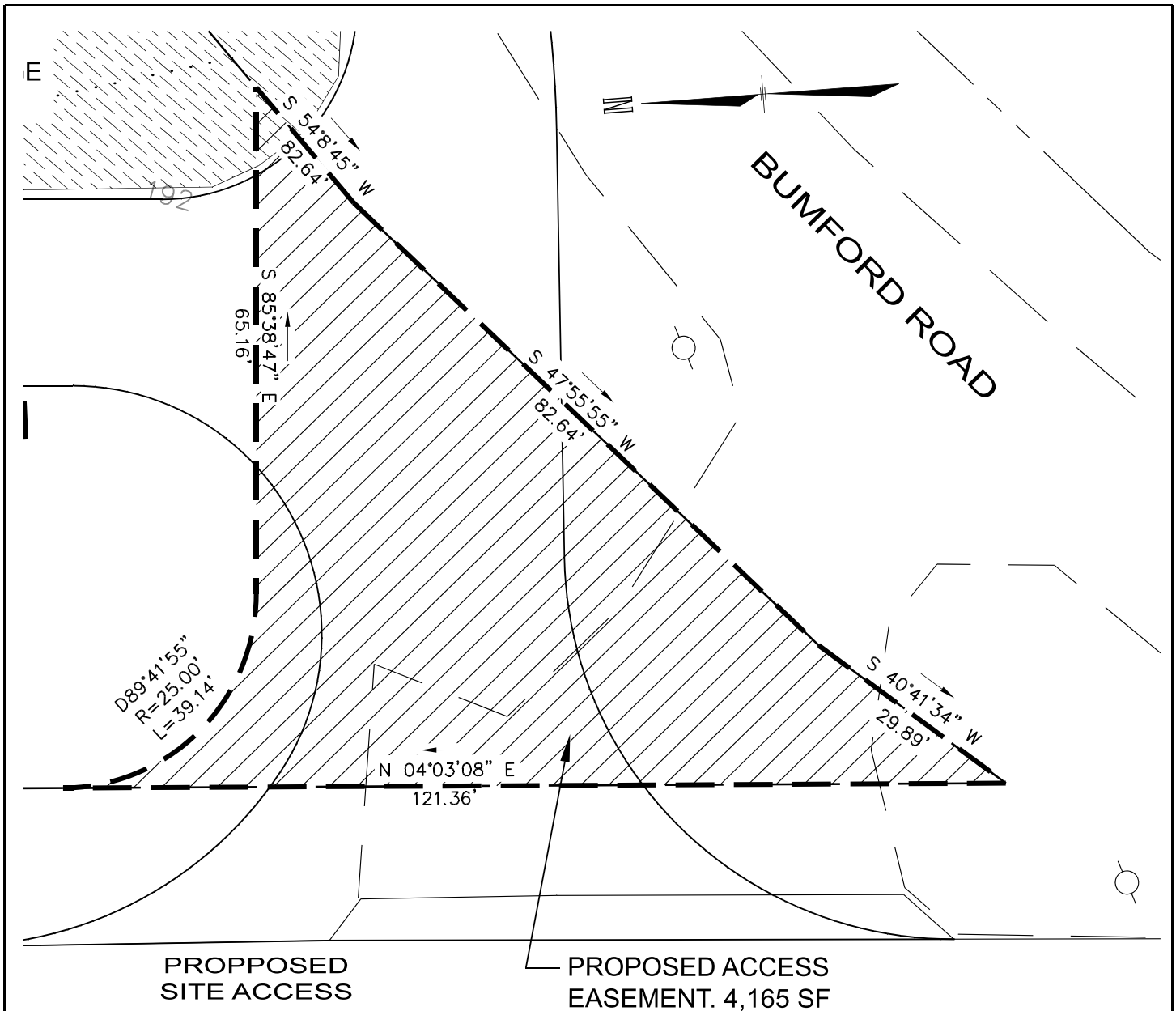
1 inch = 137 Feet

www.cai-tech.com

April 27, 2022



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.



PROPOSED SITE ACCESS

PROPOSED ACCESS EASEMENT. 4,165 SF

NEW STATE OF HAMPSHIRE
 LAND LICENSED SURVEYOR
 No. 945
 SCOTT R. FRANKIEWICZ
 SIGNATURE

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

SCOTT R. FRANKIEWICZ, LLS

DATE:



N.H. LAND
Consultants
 SURVEYING • LAND PLANNING • REAL ESTATE
 A VETERAN OWNED COMPANY

683C FIRST NH TURNPIKE, NORTHWOOD, NH 03261
 PH. 603-942-9220 WEBSITE: NHLANDCONSULTANTS.COM

PROPOSED EASEMENT PLAN

TAX MAP 251 LOT 63
 RT. 125 & BUMFORD RD
 BARRINGTON, NH 03825

SCALE: 1" = 20' DATE: 3-28-22

Please return to:

Heidi J. Barrett-Kitchen, Esquire
Donahue, Tucker & Ciandella, PLLC
164 NH Route 25, Suite 2
Meredith, NH 03253

EASEMENT DEED

Steven F. Lenzi, Trustee of the Steven F. Lenzi Revocable Trust and Pamela M. Lenzi, Trustee of the Pamela F. Lenzi Revocable Trust both having an address of 304 Young Road, Barrington, New Hampshire 03825, for consideration paid, grants to the **Town of Barrington** a Municipal Corporation having a principal place of business at 333 Calef Highway, and mailing address of PO Box 660, Barrington, NH 03825, New Hampshire 03825.

An easement situated on the northerly side of Bumford Road in Barrington, County of Strafford and State of New Hampshire for the purpose of relocating said Bumford Road, being shown on a plan of land entitled, "Proposed Easement Plan Tax Map 251, Lor 63 RT. 125 & Bumford Road Barrington, NH 03825", dated March 28, 2022, prepared by N.H. Land Consultants, recorded with the Strafford County Registry of Deeds as Plan _____ (the "Plan") , and being bounded and described as follows:

Beginning at a point on the northerly side of Bumford Road, so-called, which point is the northeasterly corner of the easement area herein described; thence

S 54° 8' 45" W along the northerly side of Bumford Road, so-called, a distance of 82.64' to a point; thence continuing

S 47° 55' 55" W along the northerly side of Bumford Road, so-called, a distance of 82.64' to a point; thence continuing

S 40° 41' 34" W along the northerly side of Bumford Road, so-called, a distance of 29.89' to a point; thence turning and running

N 04° 03' 08" E a distance of 121.36' to a point; thence turning and running

Along a curve to the left having a delta course of 89° 41' 55", a radius of 25.00' and a length of 39.14'; thence continuing

S 85° 38' 47" E a distance of 65.16' to the point of beginning.

Containing 4,165 square feet, according to said Plan.

The premises granted herein shall be used as a public right of way with the right to use said roadway area for all purposes for which streets and drives are commonly used in the Town of Barrington. As such, the Grantor shall have the right to use the roadway area in the same manner and for the same purposes that the public would commonly use such a roadway area.

This easement shall run with the land and shall burden the land in perpetuity. Whenever the term Grantor is used, it shall mean and be understood to mean and include the present Grantor, its successors and assigns. Whenever the term Grantee is used, it shall mean and be understood to mean and include the Grantee in this document together with its successors and assigns. The benefits and burdens of the easement conveyed by this instrument shall be binding upon the Grantor and the Grantee in perpetuity.

Meaning and intending to describe a portion of the premises conveyed to the within Grantors by Deed of Virginia E. Swain dated August 16, 2017, and recorded at the Strafford County Registry of Deeds at Book 4502, Page 1000.

This is not homestead property.

CERTIFICATE OF TRUSTEE PURSUANT TO RSA 564-A:7, II

PURSUANT TO RSA 564-A:7, II, the undersigned trustee(s) as Trustee(s) under the **Steven F. Lenzi Revocable Trust**, created by **Steven F. Lenzi**, as grantor under trust agreement dated _____, and the **Pamela F. Lenzi Revocable Trust** created by **Pamela M. Lenzi**, as grantor under trust agreement dated _____ thereto has full and absolute power in said trust agreements to convey any interest in real estate and improvements thereon held in said trusts and no purchaser or third party shall be bound to inquire whether the trustee(s) have said power or are properly exercising said power or to see to the application of any trust asset paid to the Trustee(s) for a conveyance thereof.

The undersigned Trustee(s), upon oath, do depose and say that the said Trusts have not been revoked, modified or amended in any manner that would cause the representations contained in this Certificate of Trustee to be incorrect.

Dated: _____, 2021

Steven F. Fenzi, Trustee of the Steven F.
Lenzi Revocable Trust

Dated: _____, 2021

Pamela M. Fenzi, Trustee of the Pamela F.
Lenzi Revocable Trust

STATE OF NEW HAMPSHIRE
COUNTY OF _____

The foregoing instrument was acknowledged before me this ___ day of _____, 2022, by Steven F. Lenzi, Trustee under the Steven F. Lenzi Revocable Trust and Pamela M. Lenzi, Trustee of the Pamela F. Lenzi Revocable Trust.

Notary Public
My Commission Expires: _____

ACCEPTANCE BY THE TOWN OF BARRINGTON

The foregoing easement is hereby accepted in the name of the Town of Barrington.

SELECT BOARD

DATE: _____

BY: _____
Dannen Mannschreck, Select Board Chair
Duly Authorized