

# Project Application

## Land Use Department

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

269-11.1-RC-22-SR

Case Number: \_\_\_\_\_ Project Name: Cuccia Asphalt Date 9/6/2022

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 \_\_\_\_\_ Special Permit   
Change of Use \_\_\_\_\_ Extension for Site Plan or Subdivision Completion \_\_\_\_\_  
Amendment to Subdivision/Site Plan Approval \_\_\_\_\_ Other \_\_\_\_\_

Project Name: CUCCIA ~~PAVING~~ ASPHALT Area (Acres or S.F) \_\_\_\_\_

Project Address: 336 OLD CONCORD TURNPIKE (ROUTE 4)

Current Zoning District(s): RC Map(s) 269 Lot(s) 11-1

Request: TO SHOW THE EXISTING USE

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: HEATHER COOPER  
Company CUCCIA ~~PAVING~~ ASPHALT  
Phone: 6038481222 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: 336 OLD CONCORD TURNPIKE (ROUTE 4) BARRINGTON NH 03825 E-mail: CUCCIASASPHALT16 @GMAIL.COM

Applicant (Contact): \_\_\_\_\_  
Company \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_

Developer: \_\_\_\_\_  
Company \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_

Architect: \_\_\_\_\_  
Company \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_

Engineer: STEPHEN HAIGHT PE  
Company CIVILWORKS NEW ENGLAND  
Phone: 603 749 0443 Fax: \_\_\_\_\_ E-mail: SHAIGHT@CIVILWORKSNE.COM  
Address: PO BOX 1166 DOVER NH 03821

Heather Cooper

Owner Signature

Barbara Auvine

Staff Signature

Applicant Signature

9/6/2022

Date

Applicant HEATHER COOPER

Map/Lot# 269/11-1 Case# 269-11.1-RC-22-SR

**Site Review Application Checklist  
Barrington Planning Board**

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		Site Review		Waiver(s)
		Provided	NA	
Check the Appropriate Boxes below:				
<b>Section I. General Requirements</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Copies of any proposed easement deeds, protective covenants or other legal documents (3.9.1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6. Any waiver request(s) submitted with justification in writing (3.9.8)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7. Completed Application Checklist (2.5.1 (3) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<b>Section II. General Plan Information</b>				
1. Size and presentation of sheet(s) per registry requirements and the site review regulations (3.1.2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. Title block information: (3.2.1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Drawing title (3.2.1 (1) )	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Planning Board approval block provided on each sheet to be recorded (3.2.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5. Certification block (for engineer or surveyor) (3.1.1)	<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 (3.2.10 (4) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

SITE REVIEW APPLICATION CHECKLIST	Site Review		Waiver(s)
	Provided	NA	
Check the Appropriate Boxes below:			
8. Minimum lot area, frontage & setbacks dimensions required for district(s) <b>3.2.10(5)</b>	<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 <b>(3.2.10 (12) )</b>		<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." <b>(3.2.10 (16) )</b>	<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." <b>(3.2.10(17))</b>	<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." <b>(3.2.10 (18) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. North arrow <b>(3.2.5)</b>	<input checked="" type="checkbox"/>	<input 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 <b>(3.3 (18) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Plan and deed references <b>(3.2.6)</b>	<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 <b>(3.2.10 (1) )</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Existing and proposed use <b>(3.2.10 (6) )</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Water Supply source (name of provider (company) if offsite) <b>(3.2.10 (10) )</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Zoning variances/special exceptions with conditions <b>(3.2.10 (11) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. List of required permits and permit approval numbers <b>(3.2.10 (13) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Vicinity sketch showing 1,000 feet surrounding the site <b>(3.2.8)</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Plan index indicating all sheets <b>(3.2.9)</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
18. Boundaries-existing lot boundary defined by metes and bounds <b>(3.3 (1) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
19. Boundary monuments <b>(3.3 (4) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Monuments found <b>(4.2)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Map number and lot number, name addresses, and zoning of all abutting land owners <b>(3.3 (5) )</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Monuments to be set <b>(3.3 (4) &amp; 4.2)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
20. Existing streets: <b>(3.3 (6) )</b>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
21. Municipal boundaries (If any) <b>(3.3 (7) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
22. Existing easements (identified by type) <b>(3.3 (8) )</b>	<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"/>	

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 checked="" type="checkbox"/>	
g. Visibility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
h. Fire pond/cistern(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
i. Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
j. 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 assessor)	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Contiguous upland(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
25. Wetland delineation (including Prime Wetlands): (3.3 (13) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Limits of wetlands (3.3 (13) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Wetland delineation criteria (3.3 (13) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Wetland Scientist certification (3.3 (13) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
26. Owner's signature(s) (3.3 (14) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
27. All required setbacks (3.3 (15) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
28. Physical features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Buildings (3.3 (21) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Wells (3.3 (16) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Septic systems (3.3 (16) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Stone walls (3.3 (16) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Paved drives (3.3 (16) )	X	<input type="checkbox"/>	
f. Gravel drives (3.3 (16) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
29. Location & name (if any) of any streams or water bodies (3.3 (17) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
30. Location of existing overhead utility lines, poles, towers, etc. (3.3 (19) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
31. Two-foot contour interval topography shown over all subject parcel (3.3 (3) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
32. Map & Lot #s, name, addresses, & zoning of all abutting land owners (3.3 (5) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
33.	<input type="checkbox"/>	<input checked="" 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.~~ HEATHER COOPER of 336 OLD CONCORD TURNPIKE The owners, by the communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: Heather Cooper

Signature of Developer: SAME AS OWNER/APPLICANT

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: Heather Cooper

**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.



FEES:  
Application \$150.00                      Public Notice: 75.00 per submission  
Abutters @ \_\_\_\_\_ X \$7.00 each = \_\_\_\_\_                      Other \_\_\_\_\_  
Total Received: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check# \_\_\_\_\_  
Date Received \_\_\_\_\_

## SECTION 9.6 APPLICATION FOR SPECIAL PERMIT FOR CONSTRUCTION IN WETLAND BUFFER

TOWN OF BARRINGTON

PO Box 660; 333 Calef Highway

Barrington, New Hampshire 03825

A SPECIAL USE PERMIT allows the Town of Barrington to consider special uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a wetlands buffer in the Wetlands Protection District Overlay, but rather only by a special use permit. A public hearing is required.

Is the proposed use permitted by right in the appropriate base zoning district? (See Table 1, Table of Uses, located in the town zoning ordinance)

-If yes, then proceed with the below criteria for a Special Use Permit pursuant to Section 9.6.

-If, on the other hand, the proposed use requires a conditional use permit, a special exception, or a variance, you must obtain that permit or approval before seeking a Special Use Permit pursuant to Section 9.6.

This application applies only to uses proposed in the Wetlands Protection District Overlay that violate the required wetland buffer. There is a separate application for a Conditional Use Permit pursuant to Section 3.4, which is also available in the town Land Use Office.

Is the proposed use related to a Site Plan or Subdivision Application? Yes X    No \_\_\_\_\_

Name of Project CUCCIA ~~PAVING~~ ASPHALT

Address of Property 336 ROUTE 4 BARRINGTON

Tax Map 269 Lot 11-1    Zoning District(s) RC    Overlay \_\_\_\_\_    Total Area of Site 1.86 AC

Name of Applicant/Agent CIVILWORKS NEW ENGLAND

Mailing Address of Applicant/Agent PO BOX 1166 DOVER NH 03821

603-749-0443

SHAIGHT@CIVILWORKSNE.COM

Telephone:

Email:

Fax:

Name of Property Owner HEATHER COOPER

Mailing Address of Property Owner 336 ROUTE 4 BARRINGTON NH

603-848-1222

CUCCIASASPHALT16@GMAIL.COM

Telephone:

Email:

Fax:

Letter of Authorization Provided X

Signature of Owner Heather Cooper

Deed Provided X

Revised 5/22/13

**Describe in detail all existing uses and structures on the subject property (You may attach a separate typed sheet):**

THE CUCCIA RESIDENCE AND A SHED. THE PAVED ACCESS OFF WARREN ROAD IS USED FOR THE COMMERCIAL EQUIPMENT TO ACCESS THE PARCEL AND FOR PARKING ON THE LOT.

**Size of Impact** THE AREA OF IMPACT IS 4,938 SF (682 sf of pavement, 4,255 sf of gravel)

**Describe in detail all proposed uses, structures, construction, or modifications requiring a Special Use Permit.**

COMMERCIAL VEHICLES ARE PARKED ON SITE ON THE EXISTING PAVED AND GRAVEL AREA. A PORTION OF THE OCCUPIED AREA IS WITHIN THE 50' WETLAND SETBACK.

**Describe in detail how the following standards of the Town of Barrington Zoning Ordinance under Section 9.6 "Special Permit for Construction in a Wetlands Buffer" have been satisfied by your proposal. (You may attach a separate sheet.)**

1. The proposed use is in keeping with the intent and purposes set forth in the zoning ordinance as permitted in the base zoning district (See Table 1, Table of Uses, located in the zoning ordinance). If the base zoning district requires a conditional use permit or special exception for the proposed use, one must already have been obtained; or if the proposed use is not listed on the Table of Uses or is listed but not permitted, one must already have obtained a variance.

THE USE IS AN ALLOWED USE IN THE ZONE. THE BUSINESS HAS BEEN AT THE PROPERTY SINCE 2005.

2. After a review of all reasonable alternatives, it is determined to be infeasible to place the proposed structure or use outside of the buffer zone.

THE PARKING AREA IS AS FAR FROM THE WETLAND AS POSSIBLE AND IMPACTS THE LEAST AMOUNT OF BUFFER AS IS POSSIBLE.

3. The proposed structure or use must be set back as far as possible from the delineated edge of the wetland or surface water.

THE PARKING AREA IS SET AS FAR BACK FROM THE WETLAND AS IS POSSIBLE ON THE LOT.

4. Appropriate erosion control measures must be in place prior to and during construction.

THE PARKING AREA IS EXISTING. THE AREA IS WELL VEGETATED AND THERE IS A BERM BETWEEN THE EXISTING PARKING AREA AND THE WETLAND.

5. Any disturbance to the surrounding buffer zone must be repaired and restored upon completion of construction.

THERE IS NO DISTURBANCE PROPOSED WITH THIS APPLICATION.



6. All available mitigation measures to address changes in water quality and quantity be implemented, along with design and construction methods to minimize adverse impacts, if required by the Planning Board.

THERE IS NO LOT DISTURBANCE PROPOSED. THE PARKING AREA IS PAVED AND THE SURROUNDING AREA IS EITHER GRAVEL OR VEGETATED

Statement of Assurance and Agreement:

*I hereby certify that to the best of my knowledge this submitted application information is true and correct. All proposed development will be in conformance with the information contained on the application and in the approved plan as well as the provisions of the Town of Barrington ordinances and regulations.*

*The Owner/Agent, by filing an application, hereby grants permission for members of the Board and staff to enter onto the subject property for the purposes of this review.*

Applicant/Agent Signature

*Heather Cooper*

Date

*8/29/22*

Owner Signature

Date

Owner Signature

*Barbara Arvine*

Date

*9/6/2022*

Staff Signature

Date

## Letter of Authorization


Re: Tax Map 269 Lot 11-1  
336 Old Concord Turnpike  
Route 4, Barrington NH

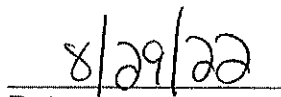
### Site Plan Review and Special Permit "CucciaPaving"

To whom it may concern:

I, Heather Cooper, the owner of the above referenced parcel do hereby authorize Civilworks New England of Dover, NH, to present plans and pursue permits for the development of the above referenced lot on my behalf.

Sincerely,

  
Heather Cooper

  
Date

2005 DEC -7 AM 11:28

REGISTER OF DEEDS  
STRAFFORD COUNTY

031700

BK3303PG0683

Return to:  
Russell & Bernard  
Counsellors at Law  
231 Broadway  
Methuen, Ma 01844

*PD18  
SC2*

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****5 THOUSAND 4 HUNDRED AND 74 DOLLARS	
12/07/2005	633306 \$ ****3474.00
VOID IF ALTERED	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT WE, Glenn Wise Development, LLC a New Hampshire Limited Liability Company whose address is 14 Chase Road, South Hampton, County of Rockingham, State of New Hampshire, 03842 for consideration paid, grant to Heather M. Cooper, single of 178 South Main Street, Apt 8, Newton, County of Rockingham, State of New Hampshire, with Warranty Covenants:

A certain tract or parcel of land with the buildings thereon, situate on Route 4, so called, in Barrington County of Strafford and State of New Hampshire, being known as Lot #6-A-1 on a plan entitled "Subdivision Plat and Amended Site Plan Barrington, Strafford County New Hampshire prepared for Robert E. & Deborah A. Martin" and recorded at the Strafford County Registry of Deeds as Plan 79-59 to which plan reference may be made for a more particular description. Said lot contains 1.86 acres, more or less.

Subject to the Right and Easement of the Public Service Company of New Hampshire as set forth in deed of Bernard R. Smith and Dorothy A. Smith, dated January 13, 1954 and recorded in the Strafford County Registry of Deeds in Book 626, Page 19 and deed of Mary Hyde dated April 4, 1973 and recorded in the Strafford County Registry of Deeds in Book 924, Page 13. Also subject to a Slope Release granted to the State of New Hampshire by instrument dated January 23, 1971 and recorded in the Strafford County Registry of Deeds in Book 881, Page 10.

Said premises are conveyed together with and subject to the right to use in common with others lawfully entitled thereto, the roadways and rights of way as shown on said plan. For a more particular and substantial description of said lot see the above referenced plan.

# TOWN OF BARRINGTON - LAND USE DEPARTMENT

## PROJECT NARRATIVE

PROJECT NAME CUCCIA ASPHALT

CASE FILE NUMBER 269-11.1-RC-22-SR

PROJECT LOCATION 336 OLD CONCORD TURNPIKE (ROUTE 4)

DATE OF APPLICATION 8/29/22

### Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: RC Lot Area Size 1.86 ACRES

Setbacks: Front 75 Side 30 Rear 30

Parking Spaces Required: 1 / EMPLOYEE Parking Spaces Provided: 1 / EMPLOYEE

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

SEE ATTACHED PROJECT NARRATIVE

**PROJECT NARRATIVE**  
for  
**CUCCIA ASPHALT**  
**Site Plan**  
336 Old Concord Turnpike (Route 4)  
Tax Map 269 Lot 11-1

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**PROJECT OVERVIEW & SITE CHARACTERISTICS**

The project parcel is shown on Tax Map 269 AS Lot 11-1, located at 336 Old Concord Turnpike (Route 4) and the corner of Warren Road in the Regional Commercial district and consists of 1.86 acres+/- . The site is currently developed, consisting of a single family home with a driveway off Route 4 and a paved and gravel parking area for the commercial business vehicle storage. The Cuccia's have a commercial paving business which they have run from their home on site since 2005. This use is an allowed use under the local Zoning Ordinance.

The purpose of this application is to codify their existing use of the property through the site review process.

The applicant stores equipment on site and marshals the appropriate equipment for a paving project, Monday through Friday from 6:30 am to 6:00 pm. Once the equipment has left the site it does not return until the end of the day. The equipment is not used on the weekends. No additional land area is being proposed with this site review application. The area that is used to store the equipment is sufficient. Of note is that the business shuts down from November until April each year.

All necessary utilities are currently located to the site. As this is an existing facility, there will be no site or utility upgrades as part of this project.

**DRIVEWAY AND PARKING LOT**

The driveway for the home is located along the frontage on Route 4 and is paved. The access to the commercial vehicle storage area is accessed off Warren Road and is paved. A portion of the parking area is gravel. There is only one additional employee. The employee parks his vehicle on site and uses one of the commercial vehicles during the day. There are no visitors or customers to the parcel, therefore no additional parking is required or provided.

**WETLAND SETBACK IMPACT TYPE**

There are wetlands present on this parcel. Damon Burt of Fragglerock Environmental, Inc. visited the site and reflagged the wetlands on April 22, 2002. Civilworks field located the flagged wetlands and updated the existing conditions plan with the wetland location. Of note: the wetland is of relative size from previous reference plans. There are no wetland violations on site. A wetland violation in 2015 was rectified by the Cuccia's and David Price of the NHDES issued a letter of compliance in 2015. Since then, there have been no further encroachments on the wetland or wet land buffer. With the site review application, the applicant is also requesting a Section 9.6 Special Permit for the 4,937 sf of parking area within the wetland buffer (682 sf of pavement and 4,255 sf of gravel).

**DRAINAGE**

There is an existing drainage way that flows from west to southeast across the parcel to an existing culvert under Route 4. There are no additional drainage improvements needed or proposed for the parcel. The existing developed areas have been occupied for over 17 years and the site is stabilized. There is also a vegetated buffer between the gravel and the wetland .

**UTILITIES**

There are no additional utilities proposed or required for the parking area of the site.

**NARRATIVE**  
for  
**TOWN OF BARRINGTON, NH**  
**ZONING ORDINANCE**

**ARTICLE 7**  
**SUPPLEMENTAL REGULATIONS**

**7.1 Performance Standards**

The intent of this section is to prevent land or buildings from being used or occupied in any manner that would create any dangerous, injurious, noxious, hazardous, or nuisance conditions.

The status of the items listed in this section, 7.1.1 – 7.1.8 (listed below for reference), will not change with this application. The site use has existed since 2005. This application is not proposing any change to the current activity taking place, which is primarily used for storage of commercial vehicles when not in use. Commercial vehicles will be stored on site overnight and leave each morning and return at the end of the day, creating the only noticeable activity at the site.

**7.1.1 Vibration**

No vibration will be produced that is transmitted through the ground and is discernible without the aid of instruments at or at any point beyond the lot line of the site upon which vibration is produced.

**7.1.2 Noise**

The only noise will be that generated by normal human or vehicular activity, shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness. At property lines noise levels shall not exceed 75 DBA.

**7.1.3 Odors**

No condition or operations on site will result or does result in the creation of odors of such intensity or character as to be detrimental to the health and welfare of the public or as to interfere unreasonably with the comfort of the public.

**7.1.4 Air Quality**

Emissions into the air of any kind should not be visible at ground level at any point outside the property lines of the site upon which such emissions are generated. No visible emissions will be discharged into the air in excess of the limitations listed below.

**7.1.5 Glare**

No direct or sky-reflected glare from high temperature processes such as combustion, welding or otherwise will be visible at any point beyond the lot line.

**7.1.6 Heat**

There will be no emission or transmission of heat or heated air so as to be discernible at or beyond the lot line.

**7.1.7 Waste Disposal:**

There is no need for a waste disposal container on site.

**7.1.8 Vision Clearance**

No structure, vehicle, vegetation, sign, fence or other obstacle will be placed or maintained in such a manner as to create a traffic hazard or obstruct the vision clearance or sight distances at corners, driveways, intersections or curves in a road, street or highway, public or private.

**7.2 Development on Class VI Roads and Private Roads N/A**

**7.3 Home Occupation N/A**

**7.4 Home Business N/A**

**7.5 Fences N/A**

**7.6 Off-Street Parking and Loading Spaces**

The required number of off-street parking and loading spaces for multifamily and nonresidential developments permitted under this Ordinance comply with the applicable standards contained in the town's Site Plan Review regulations.

There is only one employee associated with this site. The employee will use one of the business vehicles and leave his on site during the day.

**7.7 Scenic Roads N/A**

**ABUTTER LIST**  
**Town of Barrington, NH**  
**Please Print or Type**

**Applicant:** CUCCIA ASPHALT **Phone** 603-848-1222

**Project Address:**  
336 OLD CONCORD TURNPIKE (ROUTE 4)

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
269	11-1		HEATHER COOPER	336 OLD CONCORD TURNPIKE BARRINGTON, NH 03825

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
269	2	ROBERT L DIBERTO	334 DURHAM ROAD MADBURY, NH 03823
269	8	JAMES & CARINA HALEY 366 OLD CONCORD TURNPIKE BARRINGTON, NH 03825	
269	10	JOHN & MELISSA DUYON	22 WARREN ROAD BARRINGTON, NH 03825
269	11.2	DANIEL E. AYER	P.O. BOX 1679 DOVER, NH 03821

**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
CIVILWORKS NEW ENGLAND	P.O. BOX 1166 DOVER, NH 03821
DAMON E. BURT, CWS	38 GARLAND ROAD STRAFFORD, NH 03884

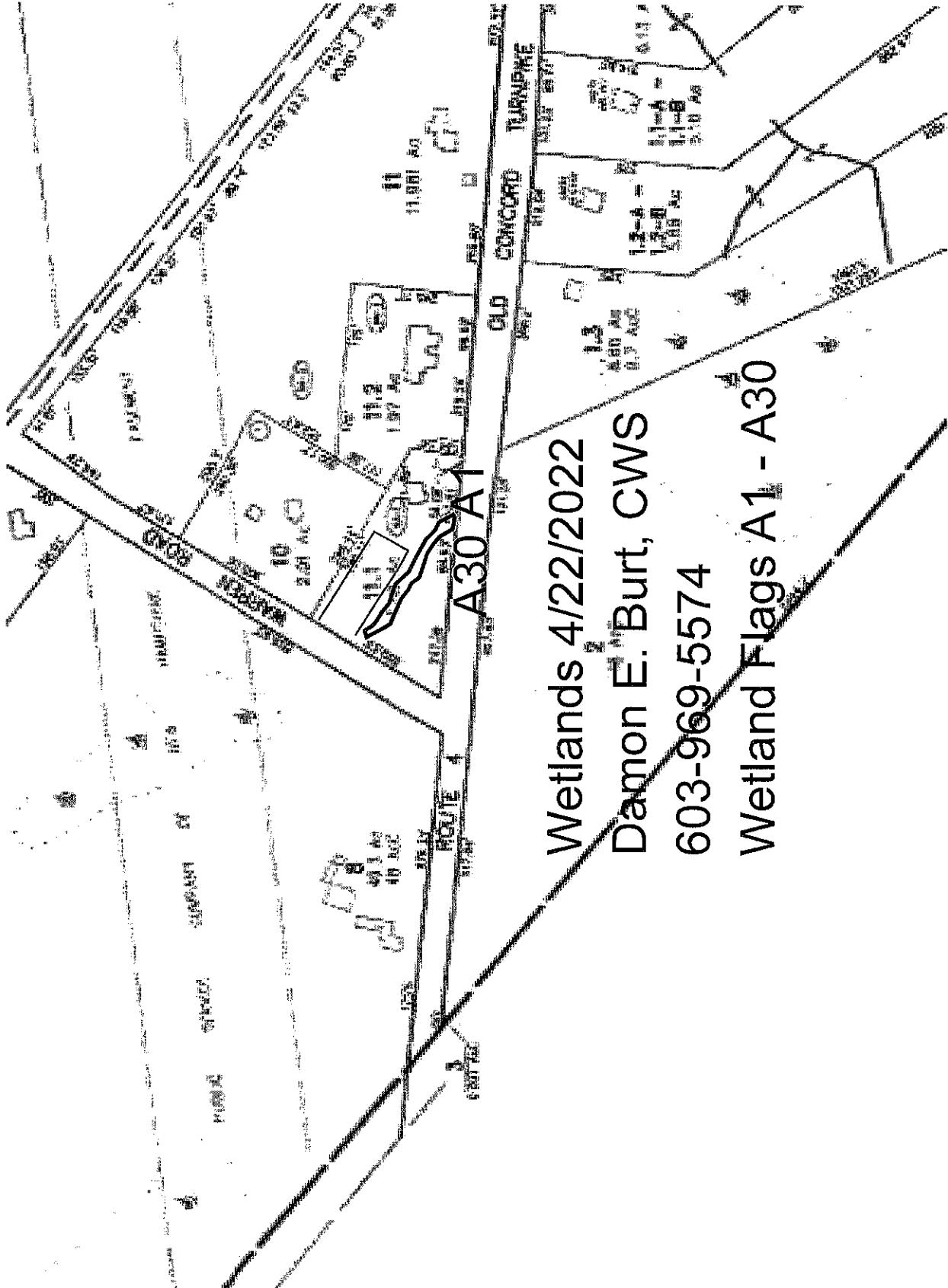
I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the Town of Barrington Assessing Office

on this date: 8/30/22, This is page 1 of 1 pages.

Applicant or Agent: Heather Cooper

Planning Staff Verification: \_\_\_\_\_ Date: \_\_\_\_\_





Wetlands 4/22/2022  
Damon E. Burt, CWS  
603-969-5574  
Wetland Flags A1 - A30