



STAFF REPORT

Planning Board Meeting of October 25, 2022, at 6:30 PM

Application Type: 51 Sarah Ln. Map 111 Lot 26 Class VI/Private Road

Proposal: The applicant is replacing the 576 square feet foundation under existing home in the existing footprint of the home.

STAFF ANALYSIS:

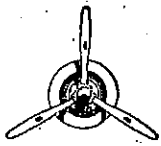
Building Department:

- The building department has received and reviewed application for a category two Class IV/Private Road building permit and forwarded to Land Use Department on October 6, 2022.

Planners Comments:

- Permit category 2; no further comments or review from department heads; reviewed application on October 17, 2022 for the October 25, 2022 Planning board meeting.

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.



FALCON AIR, INC.

Full Service FBO

Mark Scott
Office: 978.689.4492
Cell: 978.609.6617
epairs@lwmfalcon.com

LWM Airport
492 Sutton Street
PO Box 995
North Andover, MA 01845

of Hwy
5
20Y

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: Mark Scott	Address: Bx 623 N. Andover Ma 01845
Phone: 978-609-6617	E-Mail: Repairs@LwmFalcon.com
Name: Cheryl Scott	Address:
Phone:	E-Mail: Cheryl.Ced913@gmail.com

PROPERTY & ASSOCIATION DETAILS

Address/Road: 51 Sara Lane	Map/Lot/Sublot: 111 26 N/A
Ownership Deed: Book: 4735 Page: 567	Road Classification: <input type="checkbox"/> Class VI Rd or <input checked="" type="checkbox"/> Private Rd
Is There a Road Association: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Are You a Member? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Road Association & Contact: Nippo Court & Sarah Lane Association	
Association Email: dinohouliares@gmail.com	Association Phone:

PROJECT NARRATIVE

Describe additional details of the building project.

Foundations under existing Home

Copy of Building Permit Application Attached - Required

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"/> 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 	<input checked="" type="checkbox"/> Category 2 Category 1 requirements and: <ul style="list-style-type: none"> Planning Board Review and Comment Select Board Decision - Consent Agenda 	<input type="checkbox"/> Category 3 Category 1 requirements and: <ul style="list-style-type: none"> Detailed Property Map Road Improvements <ul style="list-style-type: none"> Option 1 or Option 2 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)
<input type="checkbox"/> Waiver Requested (see policy requirements, include waiver narrative on a separate sheet)		

Applicant Signature:

Date: 10/6/2022



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: 10/17/22	Staff Initials: UP
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APPLICATION REVIEW

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

ANTICIPATED TIMELINE

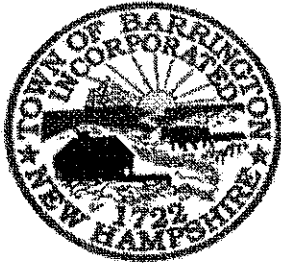
DATE	If not applicable, please use N/A
	Application Reviewed and Sent to Department Heads (as soon as possible upon receipt)
	Department Head Recommendations Due (minimum 1 week following email to Department Heads)
	Planning Board Review (Department Head recommendations, if applicable, must be provided 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)
	Police Recommendations Received
	Fire Recommendations Received
	Road Agent Recommendations Received
	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



Minor 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 # 111 E
 Lot # 26
 Block # _____
 Zoning _____

Location of Construction (Address): _____

Property Owner: Chryl Scott Trust / Ans Rev Trust Home Phone: 978-689-4492
 Mailing Address: Bx 623 Cell Phone: 978-609-6617
 City: N. Andover State: MA Zip Code: 01845 Daytime Phone: _____
 Email Address: Repairs@LynnFalcon.com

Contractor: 36 Construction, Stan Graton Phone: 603-968-9587
 Mailing Address: Bx 183 Cell #: _____
 City: Holderness State: NH Zip Code: 03243
 Email Address: Sgraton@ME.com

Cost of Construction: 60,000.00 Building Inspectors Estimated Cost of Construction: _____
 Permit Fee: \$ 510.00 + 25. 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.

Primary Use of Property Is: Residential Commercial Mixed Use (both Res. & Com)

Proposed Construction is for: Deck Door Garage Exterior Renovations
 (Please Check all that Apply) Enclose Deck/Porch Shed Siding Interior Renovations
 Pool / Hot Tub Roof Windows Residential Addition
 Other _____

Description of work to be performed: Replace Existing Cinder Block Foundation w/ pour concrete foundation
 Proposed Use: 2. Same location

Property & Setback Information			
Setbacks from Lot Line to Construction:		Subsurface Disposal Information:	Total Square Footage of Proposed Building:
Front:	Right:	Septic System Design: More Than 20 Years Old Circle One: <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown	Site Located In "Special Flood Hazard Area": Yes No
Rear:	Left:		Site Located In Shoreland Protection Zone: Yes No
Lot Size:		Shoreland Water Quality Protection Zone: Circle One: Yes No	Subdivision Approval # _____ Subdivision Name: _____

Applicant Signature: [Signature] Date: 10/6/2022
 Revised: 01-2021
 MARK SCOTT
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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.

Inspections are required for:

- 1) Reinforcing steel prior to pouring
- 2) Foundation & drainage prior to backfilling
- 3) Rough-In: Framing
- 4) Insulation & penetration firestop
- 5) Drywall Installation (fire rated assemblies only)
- 6) Final Inspection

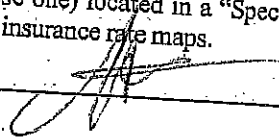
Required inspections for electrical, plumbing and mechanical installations are provided on the applicable permit application(s).

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: _____

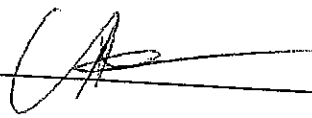
*** All work must be performed in accordance with International Building Code/2009, International Residential Code for One & Two Family Dwelling/2009, 2011 NEC National Electrical Code, 2009 International Plumbing Code, NFPA 101 Life Safety Code/2009, NH Energy Code, International Mechanical Code/ 2009 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: _____

10/6/2022

Contractor Signature _____

Date: _____

OWNER INFORMATION		SALES HISTORY	
SCOTT CHERYL A TRUST 1/3 INT	Date	Book	Page
SCOTT MARK D AMS REV TRUST 2/3 INT	10/30/2020	4825	678
165 SOUTH PEARL ST	02/20/2020	4735	567
DENVER, CO 80209			U138
			Price Grantor
			SCOTT CHERYL A & SCOTT
			SCOTT MARY

LISTING HISTORY	NOTES
12/08/20 BHSM	OLD#005-0109-0000/ PRVT WTR SUPPLY+HLING TNK/LND=PRVT RD.09; KTCH-AVG+BTH-BEL. AVG, UNFIN. STUD WILS. (FKA 75 NIPPO CT) 6/15. RF GD, OUTDR SHWR, WINDS WD, ADD DETDEKS, ADD DOCKS; 2/2020- NEWR WINDS SOME NEWR SIDES ADJ OBY'S OVERALL EXT GD FOR AGE; 12/20- ADDED AC, CHNG FSP TO EPF
02/04/20 CWCM	
07/31/19 CBRR	
06/04/15 BHCM	
07/22/14 MWRR	
01/05/11 KSRM	
1/09 TELE	
1/20/05 RBRM	

Feature Type	Units	Length	Width	Size	Adj	Rate	Cond	Market Value	Notes
HEARTH	1					1,200.00	100	1,200	
DECK DETACHED	144	12	12			12.00	75	2,216	
DOCKS	128	4	32			22.00	75	3,907	WD
								7,300	

MUNICIPAL SOFTWARE BY AVIAR			
Year	Building	Features	Land
2020	\$ 66,000	\$ 7,000	\$ 161,100
		Parcel Total:	\$ 234,100
2021	\$ 79,900	\$ 7,300	\$ 253,000
		Parcel Total:	\$ 340,200
2022	\$ 79,900	\$ 7,300	\$ 253,000
		Parcel Total:	\$ 340,200

LAND VALUATION									
Zone: NIPPO LAKE	Minimum Acreage: 0.25	Minimum Frontage: 100							
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond
IF RES WTRFRNT	0.250 ac	275,000	1	100	100	95	100		95
IF RES WTRFRNT	0.320 ac	x 15,000	X	100					100
IF RES WTRFRNT	0.570 ac								100
									253,000
									253,000

LAST REVALUATION: 2021			
Site:	Driveway:	DIRT	Road: DIRT
		248,200	ROW
		4,800	
		0	N
		0	N
		253,000	



PICTURE

OWNER
SCOTT CHERYL A TRUST 1/3 INT
 SCOTT MARK D AMS REV TRUST 2/3 INT
 165 SOUTH PEARL ST
 DENVER, CO 80209

TAXABLE DISTRICTS

District	Percentage

BUILDING DETAILS

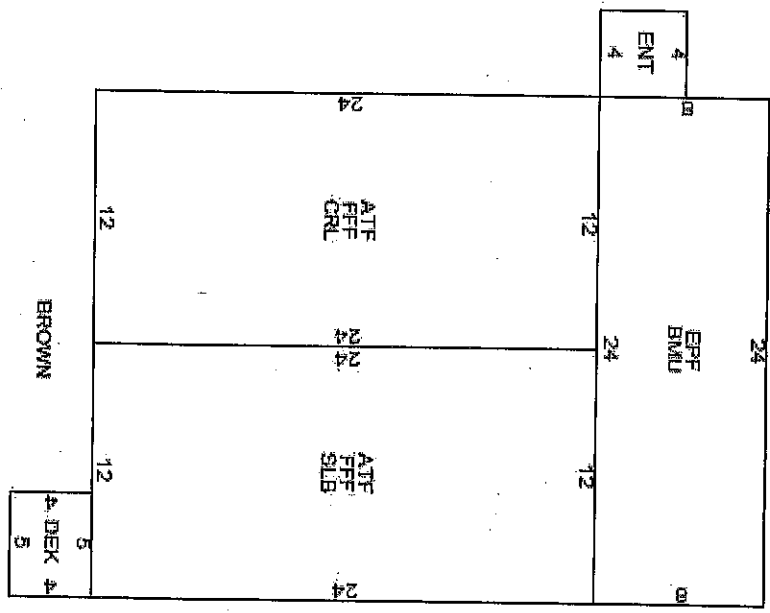
Model: 1.00 STORY FRAME CABIN / CO
 Roof: GABLE HIP/ASPHALT
 Ext: CLAP BOARD/NOVELTY
 Int: PLYWOOD PANEL
 Floor: LINOLEUM OR SIM/HARDWOOD
 Heat: UNKNOWN/NONE
 Bedrooms: 2 Baths: 0.5 Fixtures: 2
 Extra Kitchens: Fireplaces:
 A/C: Yes 100.00 % Generators:
 Quality: B2 AVG-20
 Com. Wall:
 Size Adj: 1.3008 Base Rate: RSA 132.00
 Bidg. Rate: 0.7972
 Sq. Foot Cost: \$ 105.23

Date	Project Type	Notes

PERMITS

WATERFRONT DOCKS

DECKS



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj. Effect
EPF	ENCLSD PORCH	192	0.70
BMU	BSMNT	192	0.15
ATF	ATTIC FINISHED	576	0.25
FFF	FST FLR FIN	576	1.00
SLB	SLB	288	0.05
DEK	DECK/ENTRANCE	20	0.10
ENT	ENTRANCE	16	0.10
CRL	CRAWL SPACE	288	0.05
GLA:	720	2,148	915

2021 BASE YEAR BUILDING VALUATION

Market Cost New: \$ 96,285
 Year Built: 1950
 Condition For Age: GOOD 17 %
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 17 %
 Building Value: \$ 79,900