



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: David R. Torrey	Address: 68 Rocky Point Road, Barrington, NH 03825
Phone: 603-493-8378	E-Mail: JetDrt@aol.com
Name: Joyce Torrey	Address: 68 Rocky Point Road, Barrington, NH 03825
Phone: 603-493-8378	E-Mail: JetDrt@aol.com

PROPERTY DETAILS

Address/Road: 68 Rocky Point Road	Map/Lot/Sublot: 118 / 21
Ownership Deed: Book: 2191 Page: 58	Road Classification: <input type="checkbox"/> Class VI Rd <i>or</i> <input type="checkbox"/> Private Rd

PROJECT NARRATIVE

Describe the details of the building project

The existing 1950's camp has been converted over the years to a year round residence. The owners wish to remove the existing building and build a 24' x 34' year round residence. The proposal was approved by the Zoning Board on September 15, 2021.

Copy of Building Permit Application Attached

PERMIT CATEGORY

Review the Class VI/Private Road Building Policy at www.barrington.nh.gov/classviprivateroadbuildingpolicy 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 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 1 requirements and: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Detailed Property Map <input type="checkbox"/> Road Improvements <ul style="list-style-type: none"> <input type="checkbox"/> Option 1 <i>or</i> <input type="checkbox"/> Option 2 <input 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)

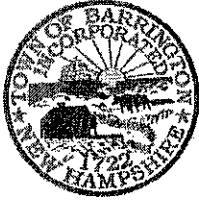
Applicant Signature:

David R. Torrey
Joyce Torrey

Date:

6-7-2022

Created 3/3/2022



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 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: <u>6/7/2022</u>	Staff Initials: <u>AM</u>
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APPLICATION REVIEW			
<input checked="" type="checkbox"/>	Correct Category	<input type="checkbox"/>	Map Meets Requirements
<input checked="" type="checkbox"/>	Road Improvement Details <u>ASKING FOR WAIVER</u>	<input type="checkbox"/>	Missing Information – Applicant Notified

ANTICIPATED TIMELINE	
DATE	<i>If not applicable, please use N/A</i>
<u>6/9/21</u>	Application Reviewed and Sent to Department Heads (<i>as soon as possible upon receipt</i>)
	Department Head Recommendations Due (<i>minimum 1 week following email to Department Heads</i>)
	Planning Board Review (<i>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.</i>)
	Select Board Public Hearing or Consent Agenda (<i>minimum 1 week following Planning Board memo receipt</i>)

COMPLETION DATES	
DATE	<i>If not applicable, please use N/A</i>
	Abutter's List Created (<i>upon receipt</i>)
	Police Recommendations Received
	Fire Recommendations Received
	Road Agent Recommendations Received
	Planning Board Recommendations Received
	Public Hearing Notice for Select Board Meeting Sent to Abutters (<i>minimum 1 week prior to meeting</i>)
	Permit Signed by Select Board Chair
	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	
<i>Provide a copy of the following to the applicant for their review</i>	
<ul style="list-style-type: none"> • Sample Agreement and Release Regarding Building Permit for Property Abutting a Private/Class VI Road • Class VI/Private Road Policy – updated 2/14/2022 	

Letter of Authorization

February 28, 2022

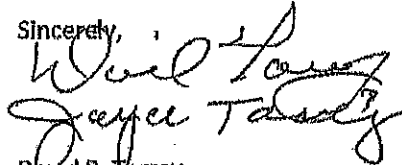
Town of Barrington
Select Board and Planning Board
PO Box 660
Barrington, NH 03825

To Barrington Select Board and Planning Board Members:

We the undersigned, hereby authorize Raymond Bisson from Stonewall Surveying and his appointees to act on our behalf in all manners relating to the Class VI and Private Road Policy waiver request, including the signing of all documents related to these matters for the property located at 68 Rocky Point Road, Barrington, NH, Tax Map 118 Lot 2.1. Any and all acts carried out by Raymond Bisson and appointees on our behalf shall have the same effect as acts of our own.

This authorization is valid until further written notice from myself, David R. & Joyce Torrey.

Sincerely,

Handwritten signatures of David R. Torrey and Joyce Torrey in cursive script.

David R. Torrey
Joyce Torrey
68 Rocky Point Road
Barrington, NH 03825



June 6, 2022

Town of Barrington
Select Board & Planning Board
PO Box 660
Barrington, NH 03825

RE: David R. & Joyce Torrey

Location: **68 Rocky Point Road, Barrington, Strafford County, New Hampshire**
Tax Map & Lot Number: **Map 118 Lot 21**

Job No: **21003**

Dear Members of the Select Board & Planning Board,

My clients approached me last year to aid in the replacement of the existing full-time residence on Rocky Point Road. We prepared the plan and submitted to the Town Zoning Board for setback relief and the project was approved in September 2021.

The existing house is an older one level year round camp with wood decking, wood walkways & stairs. There is also a shed on the water side of the house. There are cobble stone walkways and lots of crushed stone. There is only adequate parking for one car. The property was created in 1961 and the house was built in 1950 (per tax card). The lot is 51.7' wide and 92.4'± long in the vicinity of the structure. The property slopes from the road at elevation of 291' to the shore at 277.9'.

The proposed plan is to replace the one-story house with a two story 24' deep by 34' wide house that would be centered on the lot and parallel with the property lines. The well and septic would be updated, and the driveway would be adjusted to allow for two cars and in a fashion that is more user friendly for turning around. Dry wells will be installed under the deck to capture rainwater from the roof. Lot coverage will be reduced from 52.0% to 43.8%. So, the plan in place does NOT add a new residence, just updates and improves an old residence plus improves the waterfront lot.

The proposed Septic Design was approved by the State of NH on December 13, 2021, approval #aCA2021121312. The Shoreland Permit was approved by the State of NH on December 1, 2021, see impact permit #2021-03436.

Rocky Point Road is a 900 foot long paved road servicing 15 homes. The paved surface varies between 10 feet and 11 feet in width with gravel shoulders. The right of way varies but is around 16 feet in width. This road is maintained yearly by the Rocky Point Neighborhood Association which was established in 2017. Rocky Point Neighborhood Association has bylaws which have been attached to this application. The State filing of the Association states "To provide a financial base in order to maintain and improve Rocky Point Road, and further to provide an organization for determining what work is necessary, overseeing its completion, and assessing funding required to complete the work." Each year sections of the road are updated or repaired as needed. Overall, the road is in good condition, but does not meet the criteria in the Class VI / Private Road Building Policy.

Waiver Requested:

My clients are asking for a waiver from the financial burden the new road policy has been placed upon them. They have been saving to replace the home to make it more accommodating to them as they age and began the process well before the new policy was being discussed. Surveying began in March of 2021 and floor plan designs were started in July 2021. They are willing to repair any damage caused to the existing road through the construction process, but since they already pay the Association for road maintenance, they do not believe they should incur additional road repair costs as required by the Select Board policy.

My clients wish to ask for a waiver from these requirements from the Category 3, vii. Applicable Requirements:

4. Road Improvements
6. Permit and Bond for Improvements on Class VI Roads (if applicable)



a. The waiver will not be contrary to the public interest:

The new road policy has a big impact on private ways in the Town of Barrington. Many of these roads are almost impassable during certain times of the year, especially mud season. This is not one of those roads as it is well maintained by the Rocky Point Neighborhood Association. Asking for a waiver from the Road Policy for Road Improvements and the Permit and Bond will not be contrary to the public interest as the road is already in good condition and passable throughout the entire year, which is the intent of the Road Policy to provide safe travel to and from a property in case of an emergency. Upgrading the roadway to the Road Policy would require an unjust taking of land by abutting property owners. Being shoreland lots, most have their septic systems on the roadside of the lot, which could be impacted by widening the road.

b. The spirit of the policy is observed;

Again, since the road way is already in good condition and maintained, the spirit of the policy is and has been observed since the Rocky Point Neighborhood Association was created in 2017.

c. Substantial justice is done;

Substantial justice of this waiver would be done based upon the financial burden it would place on the owners. They have been saving for the house replacement and the 10% construction cost creates an additional hardship on their fixed income. The Rocky Point Neighborhood Association will already require any damage caused to the road during the construction to be repaired at my clients expense.

d. The values of surrounding properties are not diminished;

No abutting properties values will be diminished. Typically an improved house can improve abutting property values. Since the Rocky Point Neighborhood Association will monitor the road conditions, there will be no impact to these homes.

e. Literal enforcement of this provisions of the policy would result in an unnecessary hardship.

As stated under item c, the policy creates a financial burden on the owners by adding 10% additional cost to an already inflated market. If the home was proposed to cost \$280,000, that would require an additional \$28,000 improvement cost to an already paved and maintained way. Increasing the road to 16 feet in width and 2 foot shoulders would require an illegal taking of abutting property owners land and the potential for lawsuits, creating tension in the neighborhood and additional high expenses.

To wrap up everything stated above, my clients had approval from the Zoning Board last year. Even though a physical building permit was not submitted at this time, in order to submit to the Zoning Board you need denial from the building department. Verbal confirmation from the Building Department stating they would need Zoning Board approval for this project was received and the permit submitted. The approval from the Zoning Board should precede this new Road Policy. If the Road Policy was in effect before they submitted, they may not have moved forward in the project spending thousands of dollars on surveying, septic design, building plans and Town and State application fees. The Rocky Point Neighborhood Association will monitor the road conditions during construction and this should meet the Town requirements for road improvements as they cannot expand the road.

Thank you for your time reviewing this matter.

Sincerely,

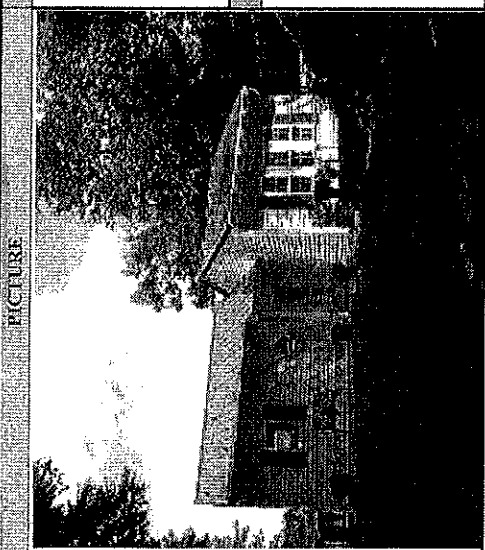
Raymond A. Bisson, LLS
Stonewall Surveying

Date	Book	Page	Type	Price	Grantor
SALES HISTORY					
TORREY DAVID & JOYCE					
68 ROCKY PT RD					
BARRINGTON, NH 03825					

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED WOOD	64	8 x 8	310	12.00	100	2,381	
						2,400	

Year	Building	Features	Land
2020	\$ 79,700		\$ 85,300
			Parcel Total: \$ 168,100
2021	\$ 101,100		\$ 108,200
			Parcel Total: \$ 211,700
2022	\$ 101,100		\$ 108,200
			Parcel Total: \$ 211,700

Zone: SWAINS LAKE Minimum Acreage: 2.00 Minimum Frontage: 200
 Land Type Units Base Rate NC Adj Site Read DWay Topography Cond Ad Valorem SPI R Tax Value Notes
 IF RES WTRFRNT 0.110 ac 127,250 1 100 100 100 100 100 85 108,200 0 N 108,200 TOPO
 0.110 ac 108,200



OWNER
TORREY DAVID & JOYCE
 68 ROCKY PT RD
 BARRINGTON, NH 03825

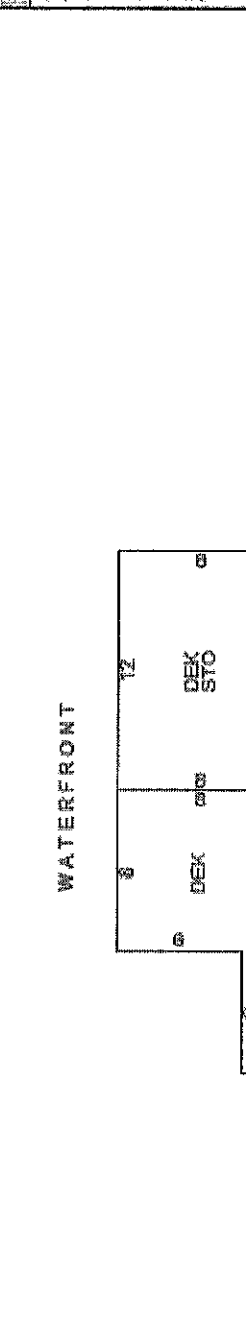
TAXABLE DISTRICTS	District	Percentage

PERMITS
 Date: 12/14/21
 Project Type: SEPTIC
 Notes:

BUILDING DETAILS
 Model: 1.00 STORY FRAME CABIN / CD
 Roof: GABLE HIP/PREFAB METALS
 Ext: VINYL SIDING
 Int: KNOTTY FINE/DRYWALL
 Floor: PINE/SOFT WD/HARD TILE
 Heat: ELECTRIC/RAD ELECT
 Bedrooms: 2 Baths: 1.0 Fixtures: 3
 Extra Kitchens: Fireplaces: Generators:
 A/C: No
 Quality: B1 AVG-10
 Com. Wall:
 Size Adj: 1.5817 Base Rate: RSA 132.00
 Bldg. Rate: 1.4532
 Sq. Foot Cost: \$ 191.82

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect
FFF	FST FLR.FIN	564	1.00	564
DEK	DECK/ENTRANCE	252	0.10	25
STO	STORAGE AREA	132	0.10	13
PRS	PIER	564	-0.05	-28
OPF	OPEN PORCH.FIN	128	0.25	32
GLA:	564	1,640		606



2021 BASE YEAR BUILDING EVALUATION

Market Cost New:	\$ 116,243
Year Built:	1950
Condition For Age:	VERY GOOD
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	13 %
Building Value:	\$ 101,100



June 3, 2022

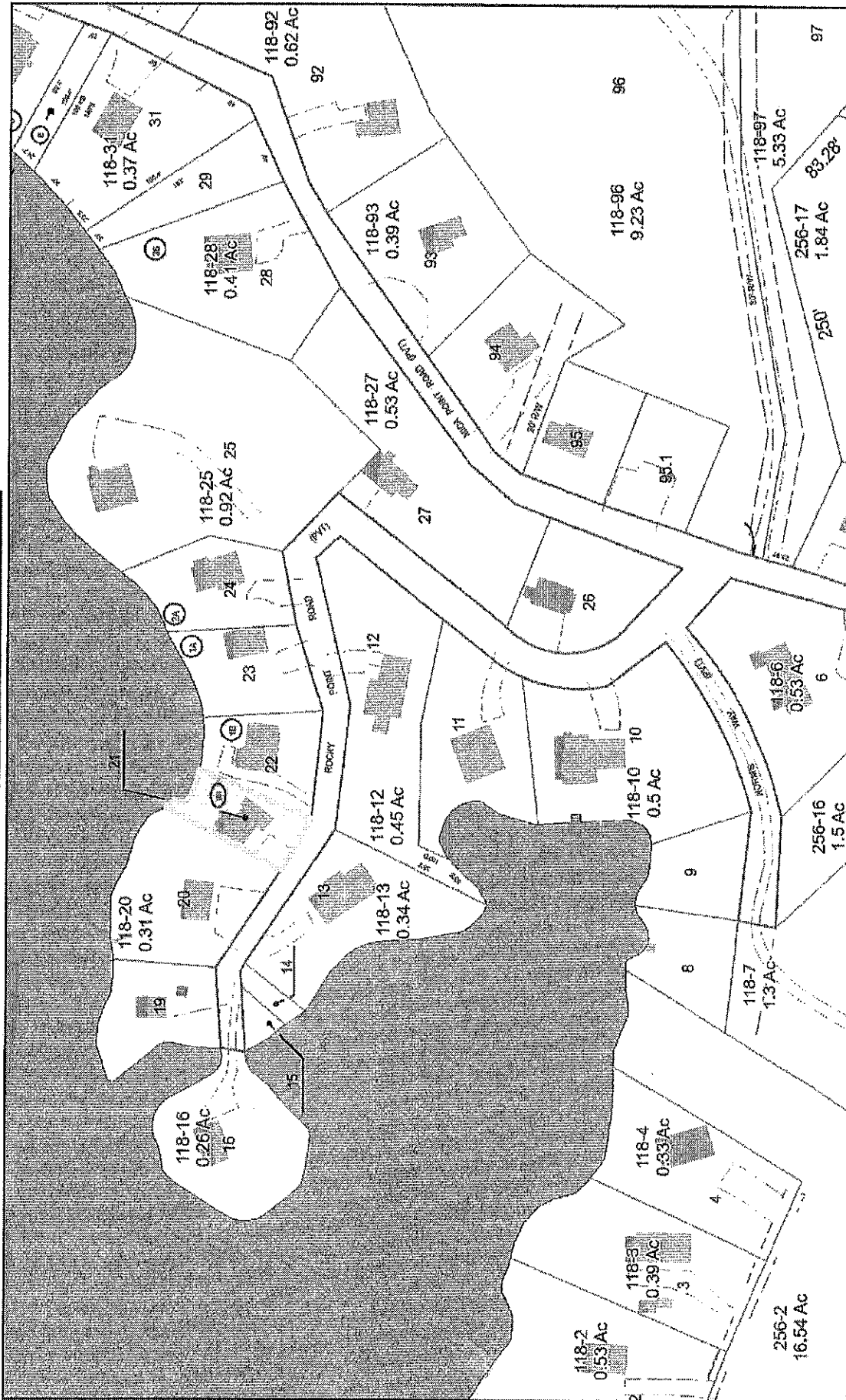
Barrington, NH

1 inch = 120 Feet



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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.

Rocky Point Neighborhood Association By Laws
EFFECTIVE 01SEP17

Article I

Name

This Association shall be called the **ROCKY POINT NEIGHBOHOOD ASSOCIATION ("Association")**, located in the Town of Barrington, Strafford County, New Hampshire.

Article II

Purpose

The purpose of this Association shall be to provide a financial base in order to maintain and improve Rocky Point Road, and further to provide an organization for determining what work is necessary, overseeing its completion, and assessing funding required to complete the work.

Article III

Membership

The Association shall consist of every person or entity who or which is an owner of record of any undivided interest in any lot abutting Rocky Point Road. Any person who owns or holds an interest in any such lot as the security for any obligation shall not be a member.

Article IV

Voting Rights

Each lot shall be entitled to one vote regardless of the number of people who own an undivided interest in the lot ("one lot; one vote"). If more than one person owns an undivided interest in a lot, then the majority vote of those owners shall control the Association vote. If the owners of a lot are evenly divided, and cannot determine among themselves how to cast their single vote, then their lot's vote will not be counted.

Members whose dues and assessments are not current on the day of the vote shall have their vote voided and not counted towards the decision.

Article V

Meetings

The Association membership shall meet at least once per year at a location on Rocky Point Road. Notice of meetings shall be provided to all members at least fourteen (14) days prior to the meeting. The membership may meet more frequently if necessary or desirable subject to the same notice requirements. Association meetings may be held on twenty-four (24) hour notice to address emergencies. Any decisions made during an emergency meeting must be published to the entire Association within twenty four (24) hours after the meeting, and are subject to review by a meeting of the entire association within two weeks of the event.

Article VI

Quorum and Voting

At any meeting of the members of the Association, the presence (in person or by proxy) of members holding 51% of the total number of votes entitled to be cast will be necessary to constitute a quorum for all purposes. The vote of a majority of the quorum shall be sufficient for action on any motion before the Association.

Article VII

Officers

- Section 1 The officers of this Association shall be: President, Vice-President, Secretary and Treasurer.
- Section 2 The officers shall be elected as required at association meetings and shall maintain that position for a term of two (2) years. Association leadership shall serve without compensation. Only one position may be held per household
- Section 3 In the event that if during the yearly election there are no volunteers to transfer the function of a role to, the existing position holder may continue to perform that function until new leadership can be identified. In this circumstance, the position holder (if they have completed one full term), may receive compensation in the form of one-half their yearly donation is waived until new leadership can be identified.

Article VIII

Duties of Officers

Section 1 The President is responsible for developing the overall maintenance strategy and life-cycle planning for the road. The President shall create and maintain the association's maintenance and budget forecast as well as provides the recommendation for the association donation per household to be voted on at the yearly meeting. This position provides the general oversight and coordination of the affairs and activities of the association.

The President is responsible for the development of meeting agendas and the accurate capture of meeting minutes. This role is also responsible to ensure all communication to the association is accurate, timely and complete.

This role serves as the "single point of contact" for general issues and concerns of the association.

Section 2 The Vice President must be a full time resident of the road.

The Vice President role shall assume the duties of the President in his or her absence. If a vacancy occurs in the office of the President, the Vice President shall assume the duties of that office until the end of the term, or until the vacancy is filled.

Duties of this role include quarterly visual inspections of the road for hazards and/or developing concerns to be reported up to the President for issue resolution.

This role shall serves as the single point of contact for emergency issues as they relate to road hazards and conditions that may impede safe travel or the well-being of residents. The Vice President has the authority to commit association funds to remediate said issues without pre-approval. The Vice President will act as the "on-site" coordinator of remediation efforts.

Section 3 The Secretary shall assist in the development of the meeting agendas and communication. Residents shall be notified of the date, time and agenda of all meetings as outlined in article 5.

The Secretary shall assist in all the correspondence and business of the Association.

Section 4 The Treasurer shall be responsible for the collection and tracking of all monies in and out of the association account(s). All receipts and disbursements must be accurately accounted for. Financial reports on account(s) will be read at each meeting and a copy of the report shall be attached to the minutes mailed to each property owner.

All disbursements in excess of \$500 shall require a second signature from the Vice President

Section 5 In the event of any vacancy among the Officers, the remaining Officers may appoint a successor to hold office for the unexpired portion of the Officer's term until the next annual meeting or until a special election meeting can be scheduled.

Section 6 The Officers shall meet at such times and places conducive to convenient attendance and participation of association members. Notice of Officer's meetings shall be provided by the Officers to the members at least fourteen (14) days in advance of the meeting. Meetings of the Board shall be open to all Association members.

Section 7 The Officers shall not be liable to the members of the Association for any mistake or judgment, negligent or otherwise, except for individual willful misconduct or bad faith. The members of the Association shall indemnify and hold harmless the Officers against all liability to others arising out of performance of their responsibilities under these Articles unless the acts or omissions of the Officers were willfully wrong or taken in bad faith.

It is intended that the Officers shall have no personal legal responsibility for acts taken in good faith on behalf of the Association. It is also intended that any liability of any member of the Association arising from any act or omission of the Officers, either individually or acting collectively as Officers, shall be limited to such proportion of the total liability hereunder as his membership bears to the entire membership of the Association. For example, if the Association incurs a debt of \$1,000, and there are 20 members of the Association, each member shall be responsible for no more than \$50.

Article IX

Association Funding

The recommended donation required per household shall be reviewed and set by the membership each year at any regular meeting. Additional funds required for emergency/unbudgeted purposes may be assessed at a meeting convened pursuant to Article V.

Article X

Amending By-Laws

These By-Laws may be altered or amended, or new By-Laws adopted as a whole, at any regular meeting of the members by a majority vote of the members present at said meeting.

Barbara Irvine

From: Tiffany Caudle
Sent: Monday, June 13, 2022 5:05 PM
To: Conner MacIver; ClassVI
Subject: Fw: 68 Rocky Point Road

From: James West <westjamesj@gmail.com>
Sent: Monday, June 13, 2022 3:23 PM
To: Tiffany Caudle <tcaudle@barrington.nh.gov>; stonewallsurveying@gmail.com <stonewallsurveying@gmail.com>
Subject: 68 Rocky Point Road

[EXTERNAL]

Hi Tiffany and members of the board,

Rocky Point neighborhood Association was registered October 12, 2017 as a nonprofit corporation. The business ID is 780651 and the federal ID is 82-2435036.

The principal purpose of the association is to provide a financial base in order to maintain, improve, and provide an organization for determining what work is necessary, overseeing it's completion, and assessing funding required to complete the work under RSA 674:41 of the town of Barrington NH 03825. To ensure that emergency vehicles going to any structure on class VI or private roads will travel on roads that are properly constructed.

It's required that we meet once a year to discuss any maintenance or repairs needed and set our annual dues for the following year. Quarterly visual inspections of the road for hazards and/or developing hazards are done. We paved a section of the road last year where it was needed and continue to to keep our road in good condition to ensure safe passage to all. We also hire a plow company to keep our road passable during the winter months.

The Torrey's are asking for a waiver from the financial burden of the new road policy that has been placed upon them, as they contribute every year to the association for repairs and maintenance. They have agreed that if their project goes forward they will pay for any damages caused to the road.

We as property owners are very concerned that if they aren't allowed to rebuild under this new policy, it will affect the values of all of our properties. The rebuilding of the Torrey's home will add value to our properties and improve the neighborhood.

The rebuilding of their home will not be a burden on the association or the surrounding areas, but will only improve the area.

Respectfully,

James West - Rocky Point Neighborhood Association President

TOWN OF BARRINGTON CONFIDENTIALITY AND DISCLOSURE NOTICE:

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Major Building Permit Application

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

Issue Date: 1-18-22
 Permit #:
 (This area for office use only)
 Map # 118
 Lot # 21
 Block #
 Zoning Res

Location of Construction (Address): 68 Rocky Pt Rd
 Property Owner: Dave & Joyce Torrey Home Phone: _____
 Mailing Address: 68 Rocky Pt Rd Cell Phone: 603-493-8378
 City: Barrington State: NH Zip Code: 03825 Daytime Phone: _____
 Email Address: jetorrt@aol.com

Contractor: E.J. Tessier Builders Phone: 603-330-0394
 Mailing Address: PO Box 703 Cell #: 603-765-0546
 City: Barrington State: NH Zip Code: 03825
 Email Address: bob@ejtessier.com

Cost of Construction: 280,000 Building Inspectors Estimated Cost of Construction: _____
 Permit Fee: _____ 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: Tear down existing 1 story home & replace w/ 24x34 2 story 2 bedroom home
 Proposed Use: Residence

Property & Setback Information		
Setbacks from Lot Line to Construction:	Subsurface Disposal Information:	Total Square Footage of Proposed Building: <u>1600</u>
Front: <u>24.4'</u> Right: <u>7.8'</u>	Septic System Design Approval Number: <u>ECA 2021121312</u>	Site Located In "Special Flood Hazard Area": Yes No
Rear: <u>29.6'</u> Left: <u>7.8'</u>		Site Located In Shoreland Protection Zone: <input checked="" type="checkbox"/> Yes No
Lot Size: <u>5100 sq ft</u>	If Using Existing System, Is Design More Than 20 Yrs. Old: Yes No	Subdivision Approval # _____ Subdivision Name: _____ Site Plan Approval: <input checked="" type="checkbox"/> Yes No

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] <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: _____

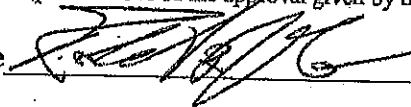
New Hampshire Residential Energy Code Application
 for Certification of Compliance for New Construction, Additions and/or Renovations of
 Detached One- and Two-family dwellings and multi-family dwellings (townhouses) not over 3 stories
EC-1 Form

Minimum Provisions from 2015 IRC Chapter 11

Effective Date: September 15, 2019

Owner/Owner Builder: Company Name: (if applicable)			General Contractor: Company Name:		
Name: David & Joyce Torrey			R.J. Tessier Builders		
Mail Address: 68 Rocky Pt Rd			Name: Robert Tessier		
Town/City: Barrington			Mail Address: PO Box 703		
State: NH	Zip: 05825		Town/City: Barrington	State: NH	Zip: 05825
Phone:	Cell: 493-8378		Phone: 530-0594	Cell: 765-0546	
E-Mail: jetolet@aol.com			E-Mail: bob@rtessier.com		
Location of Proposed Structure:			Type of Construction:		
Tax Map #: 118		Lot #: 21	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Small Commercial <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Renovation <input type="checkbox"/> Addition <input type="checkbox"/> Thermally Isolated Sunroom <input type="checkbox"/> Modular Home: the site contractor must submit this form detailing supplementary rooms and Floor and/or Basement insulation unless the floor insulation is installed or provided by the manufacturer and no heated space is added.		
Street: Rocky Pt Rd			Total New Conditioned* Floor Area:		
Town/City: Barrington	County: Strafford		1600 ft ²		
Zone 5 <input checked="" type="checkbox"/> Cheshire, Hillsborough, Rockingham Strafford Zone 6 <input type="checkbox"/> All other NH counties and town of Durham			Basement or Crawl Space type: (*a conditioned space is one being heated/cooled, containing uninsulated ducts or w/ a fixed opening into conditioned space. Walls must be insulated)		
Structure is EXEMPT because: <input type="checkbox"/> Mobile Home <input type="checkbox"/> On an historic register			Conditioned? <input type="checkbox"/> Yes (Walls must be insulated) <input checked="" type="checkbox"/> No <input type="checkbox"/> Full Basement <input checked="" type="checkbox"/> Walk Out Basement <input type="checkbox"/> Slab on Grade <input type="checkbox"/> Other _____		
			Form Submitted by:		
			<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Builder <input type="checkbox"/> Other _____		

I hereby certify that all the information contained in this application is true and correct, and construction shall comply in all respects with the terms and specifications of the approval given by the local municipal code official or New Hampshire Public Utilities Commission.

Signature  Print Name Robert Tessier Date 1/3/22

Official Use Only		
Date Complete Application Received:	Approved by:	Date:
Approval Number:	Stamp:	



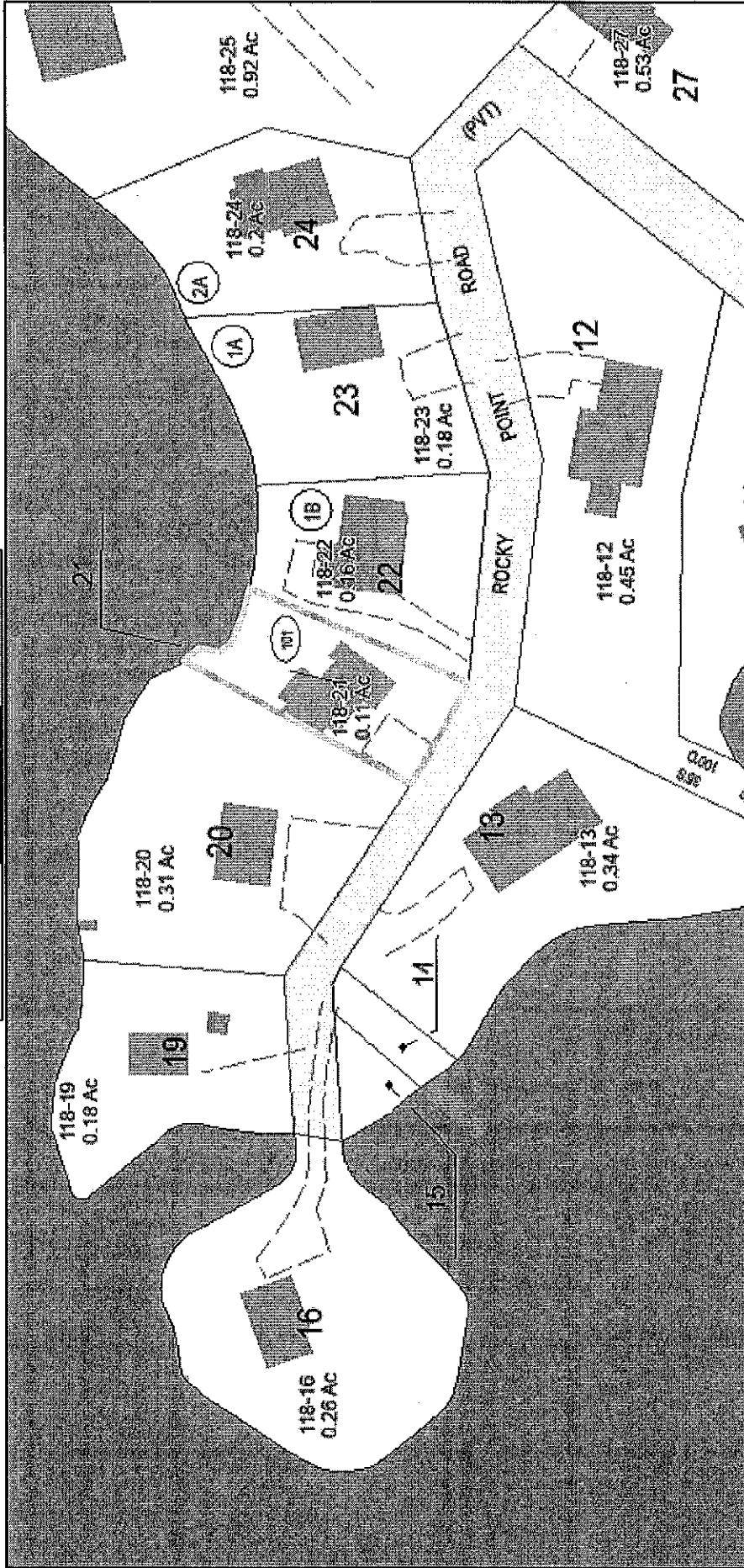
January 21, 2022

Barrington, NH

1 inch = 68 Feet



www.cal-tech.com



	Water-poly		tanno_poly		Private Road
	Right of Ways		Parcel Text		Property Line
	Buildings		Driveway		Water

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.



100 foot Abutters List Report

Barrington, NH
January 21, 2022

Subject Property:

Parcel Number: 118-0021
CAMA Number: 118-0021
Property Address: 68 ROCKY PT RD

Mailing Address: TORREY DAVID & JOYCE
68 ROCKY PT RD
BARRINGTON, NH 03825

Abutters:

Parcel Number: 118-0011
CAMA Number: 118-0011
Property Address: 21 ROCKY PT RD

Mailing Address: TAYLOR JAMES TRS REV LIV TR
400 PADDOCK LN #4104
BOXBOROUGH, MA 01719

Parcel Number: 118-0012
CAMA Number: 118-0012
Property Address: 51 ROCKY PT RD

Mailing Address: MYSZKA MARY K & DAVID
51 ROCKY PT RD
BARRINGTON, NH 03825

Parcel Number: 118-0013
CAMA Number: 118-0013
Property Address: 75 ROCKY PT RD

Mailing Address: COLLINS KIM & JOSEPH
75 ROCKY PT RD
BARRINGTON, NH 03825

Parcel Number: 118-0014
CAMA Number: 118-0014
Property Address: ROCKY PT RD

Mailing Address: PETERMAN CHRISTOPHER & BETH
260 MICA PT RD
BARRINGTON, NH 03825

Parcel Number: 118-0020
CAMA Number: 118-0020
Property Address: 72 ROCKY PT RD

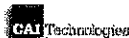
Mailing Address: KUNECK FRANK A
PO BOX 1141
ROCHESTER, NH 03866

Parcel Number: 118-0022
CAMA Number: 118-0022
Property Address: 62 ROCKY PT RD

Mailing Address: MCCOY PAULA CHARLES & JESSICA
62 ROCKY PT RD
BARRINGTON, NH 03825

Parcel Number: 118-0023
CAMA Number: 118-0023
Property Address: 50 ROCKY PT RD

Mailing Address: HAWKINS CHRISTINE LAFOGG
JENNIFER
10 HUCKINS DR
NEWMARKET, NH 03857



www.cai-tech.com

1/21/2022

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.

Page 1 of 1



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

**APPROVAL FOR CONSTRUCTION
OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)**

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 12/19/2021

APPROVAL NUMBER: sCA2021121312

I. PROPERTY INFORMATION

Address: 68 ROCKY POINT RD
BARRINGTON NH 03826
Subdivision Approval No.: PRE-1967
Subdivision Name: ROCKY POINT
County: STRAFFORD
Tax Map/Lot No.: 118/21

II. OWNER INFORMATION

Name: DAVID - JOYCE R TORREY
Address: 2209 LYNDBURST DR
SUN CITY CENTER FL 33573

III. APPLICANT INFORMATION

Name: SCOTT M BAILEY
Address: PO BOX 301
MELVIN VILLAGE NH 03850

IV. DESIGNER INFORMATION

Name: SCOTT M BAILEY
Address: PO BOX 301
MELVIN VILLAGE NH 03850
Permit No.: 01370

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction
Please read **VI. General Terms and Conditions** on the reverse side of this approval.

A. TYPE OF SYSTEM: GST

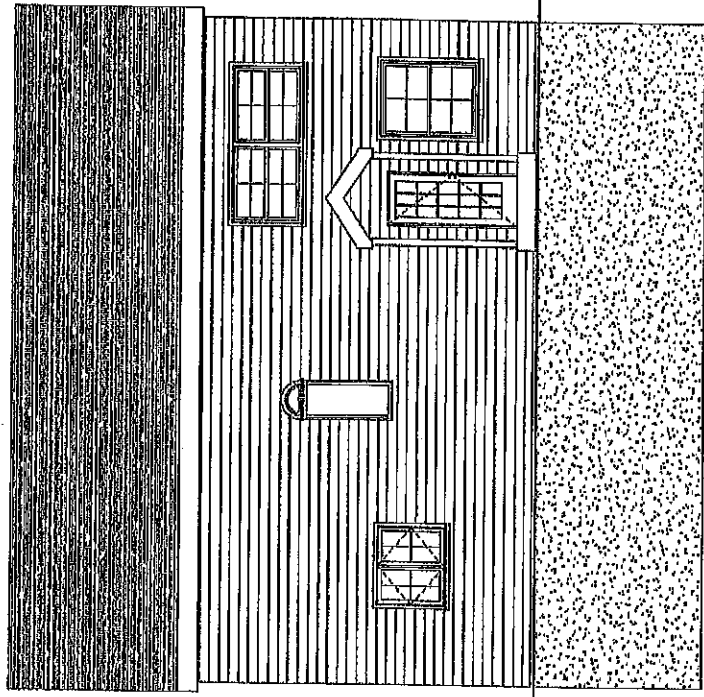
B. NO. OF BEDROOMS: 2

C. APPROVED FLOW: 300 GPD

D. OTHER CONDITIONS AND WAIVERS:

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. All activity shall be in accordance with RSA 483-B, the Shoreland Water Quality Protection Act.
3. No waivers have been approved.

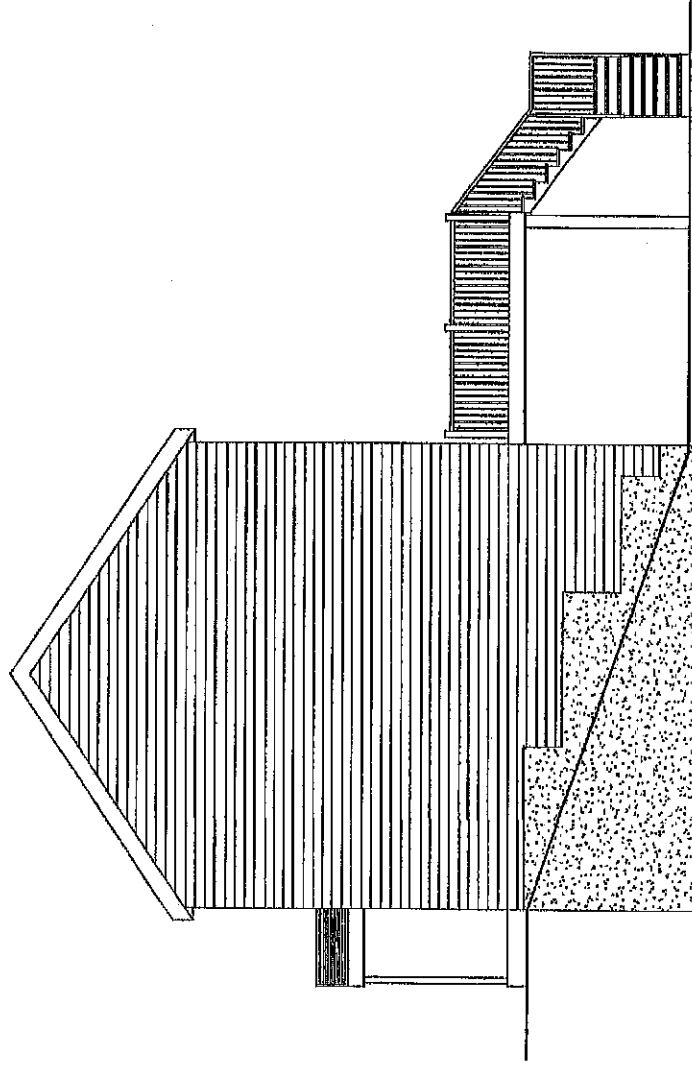
Taylor L. Walter
Subsurface Systems Bureau



North Elevation	
Torrey Residence	
68 Rocky Point Rd	
New Home	
Date	1.7.22
Drawn by	DRT
Checked by	RJT
Scale	1/8" = 1'-0"

174 Calef Hwy, Barrington
NH 03825

North
1/8" = 1'-0"



East Elevation

Torrey Residence

66 Rocky Point Rd

New Home

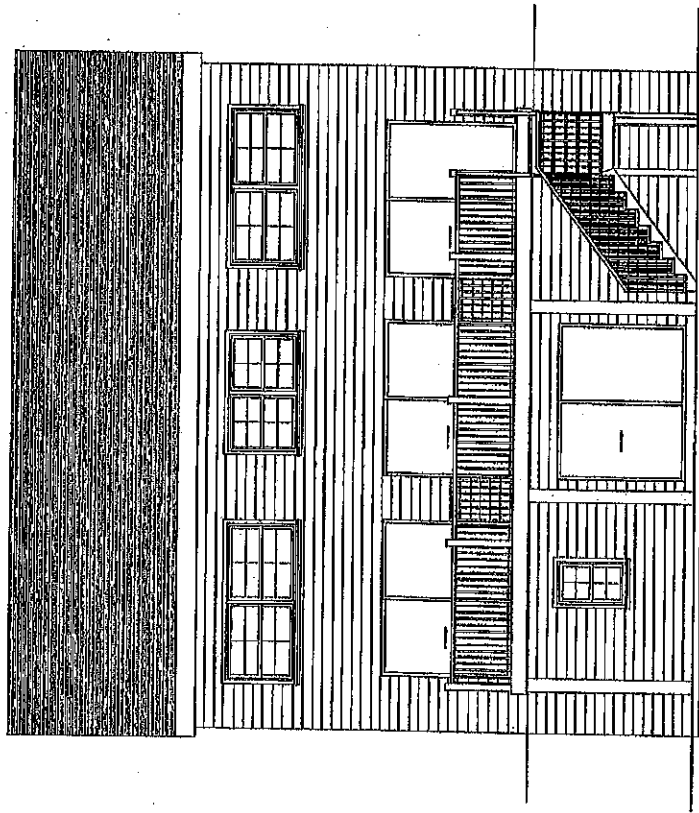


(603) 330-0394

174 Calef Hwy, Barrington
NH 03825

Date	1.7.22
Drawn by	DRT
Checked by	RJT
Scale	1/4" = 1'-0"

① East
1/4" = 1'-0"



① South
1/4" = 1'-0"

South Elevation

Torrey Residence

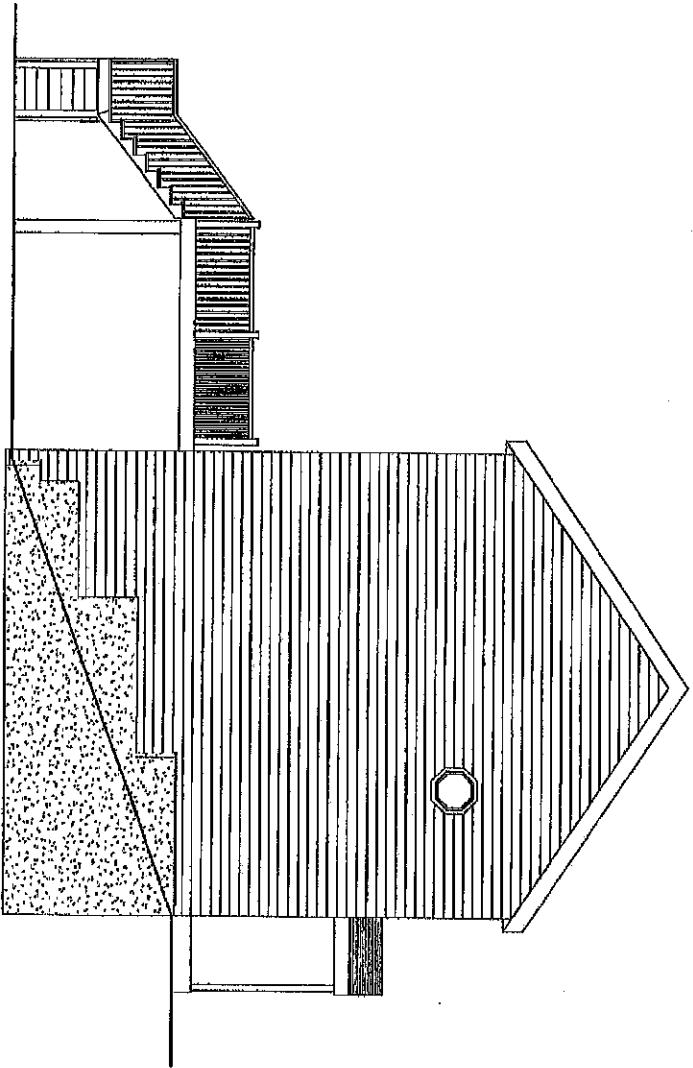
68 Rocky Point Rd

New Home

Date: 11.22
 Drawn by: DRT
 Checked by: RJT
 Scale: 1/4" = 1'-0"



174 Calet Hwy, Barrington
 NH 03825



① West
1/2" = 1'-0"

West Elevation

Torrey Residence

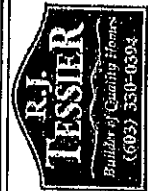
68 Rocky Point Rd

New Home

Date: 1/7/22
 Drawn by: DST
 Checked by: RUT
 Scale: 1/2" = 1'-0"



174 Cedar Hwy, Barrington
 NH 03825



174 Calet HWY, Barrington
NH 03825

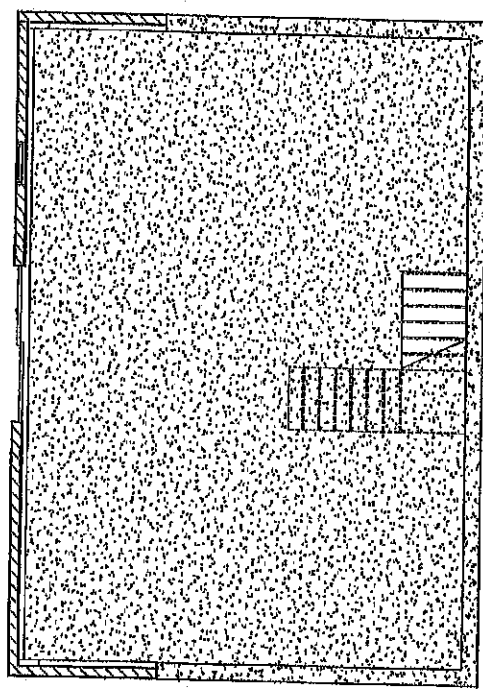
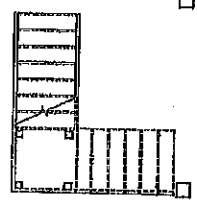
Basement Floor Plan

Torrey Residence

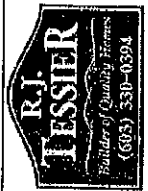
68 Rocky Point Rd

New Home

Date	1.7.22
Drawn by	DRT
Checked by	RJT
Scale	1/4" = 1'-0"



1. 01. Basement
1/4" = 1'-0"



174 Cedar Hwy, Barrington, NH 03825

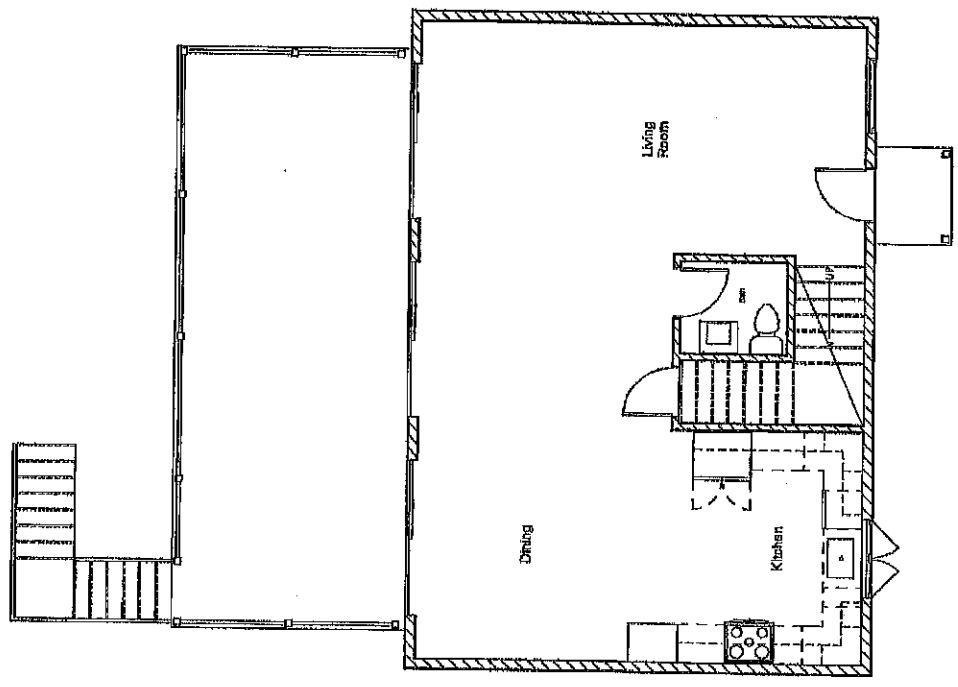
First Floor Plan

Torrey Residence

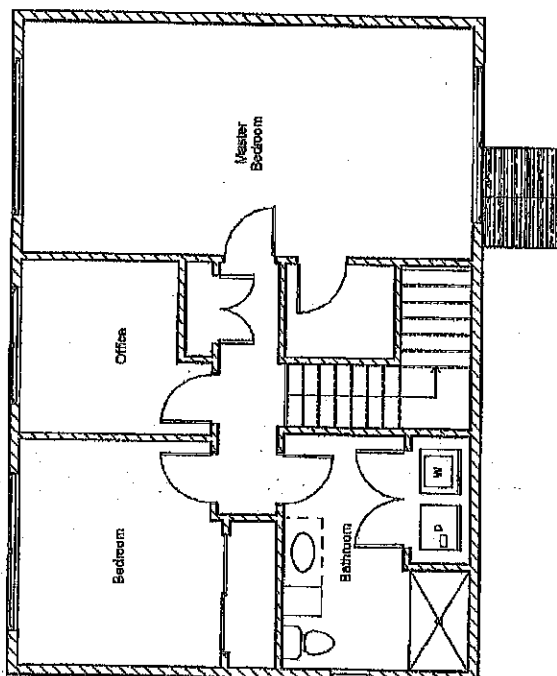
68 Rocky Point Rd

New Home

Date	1.7.22
Drawn by	DRT
Checked by	RAJ
Scale	1/8" = 1'-0"



1 02 First Floor
1/8" = 1'-0"



Second Floor Plan

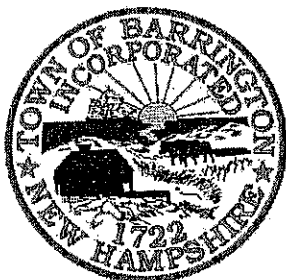
Torrey Residence
 68 Rocky Point Rd
 New Home



174 Calet HWY, Barrington
 NH 03825

Date	1/22
Drawn By	DR1
Checked By	RBT
Scale	1/4" = 1'-0"

① 68 Second Floor
 1/4" = 1'-0"



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0182

blrvine@barrington.nh.gov

Barrington Zoning Board of Adjustment Notice of Decision

Case Number: 118-21-GR/SPO-21-ZBAVar

Location: 68 Rocky Point Road

Date: September 27, 2021

Re: 118-21-GR/SPO-21-ZBAVar (Owners: David R. & Joyce Torrey) Request by applicant for a variance from Article 4-Dimensional Standards Table 2, Section 4.1.1 Minimum Standards to allow 7.9', 7.8 and 11' on the right side where 30' is required and to allow 7.8 and 11' on the left side where 30' is required. Also, to allow 29.6' in the front where 40' is required at 68 Rocky Point Road (Map 118, Lot 21) in the General Residential Zoning District. BY: Raymond A. Bisson, Stonewall Surveying; PO Box 458; Barrington, NH 03825.

You are hereby notified that the request of Case#118-21-GR/SPO-21-ZBAVar, for a Variance from the terms of the Barrington Zoning Ordinance has been **GRANTED** as requested above for the following reasons:

After a consideration of the petitioner's application, and after consideration of all evidence presented to the Board at the public hearing, held on Wednesday, September 15, 2021, it is the decision of the Board that the unique facts in the specific case# 118-21-GR/SPO-21-ZBAVar authorize a Variance from the terms of the Ordinance. It is the decision of the Board that owing to the special conditions of the case, that a literal enforcement of the Ordinance will result in unnecessary hardship and so by GRANTING a Variance in this specific case, the spirit of the ordinance is observed, and substantial justice will be done. The variance was granted on the plan set dated August 20, 2021, and stamped, August 25, 2021. For additional information, please reference the Zoning Board of Adjustment meeting minutes of September 15, 2021.

Case Number: 122-22-GR/SLWM-21-Var

Date: September 27, 2021

Map: 118 Lot: 21

Ray Desmarais - Vice Chair ^{BD}
Vice Chair - Zoning Board of Adjustment

333 Calef Highway (Route 125)
Barrington, NH 03825

A motion for rehearing may be made in the form of a letter to the Board. The motion must be made within 30 days; this 30-day time period shall be counted in calendar days beginning with the date following the date upon which the board voted to approve or disapprove the application in accordance with RSA 21:35. Reference RSA 677:2

Variations shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustment for good cause, provided that no such variance shall expire within 6 months after the resolution of a planning application filed in reliance upon the variance. RSA 674:33 Ia.

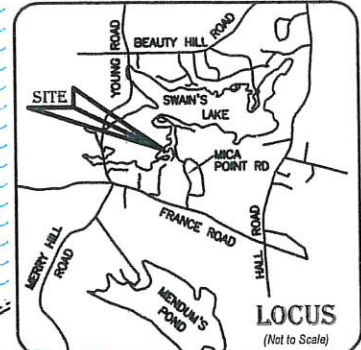
PLAN REFERENCE:

*PROPERTY SURVEY & EXISTING CONDITIONS PLAN LOCATED AT 68 ROCKY POINT ROAD, BARRINGTON, STRAFFORD COUNTY, NEW HAMPSHIRE FOR DAVID R. & JOYCE TORREY PREPARED BY STONEWALL SURVEYING DATED APRIL 29, 2021.



N/F
FRANK A. KUNECK
TAX MAP 118 LOT 20
PO BOX 1141
ROCHESTER, NH 03866
S.C.R.D. BOOK 1846 PAGE 188

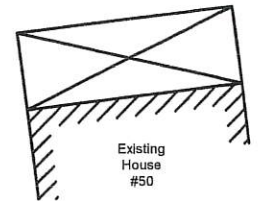
SWAIN'S LAKE
Max Elev = 277.9' (NAVD 88)



RECEIVED

AUG 24 2021

LAND USE OFFICE



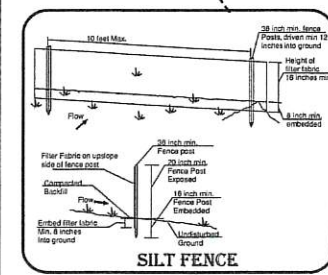
NOTES:

- OWNER OF RECORD:
DAVID R. & JOYCE TORREY
S.C.R.D. BOOK 2191 PAGE 58
DATED APRIL 21, 2000
- TOTAL PARCEL AREA:
5,160± Square Feet OR 0.12± Acres
- BEARINGS, COORDINATES AND ELEVATION ARE BASED UPON NH STATE PLANE AND 83 AND NAVD 88 AS COLLECTED BY GPS AND SOLUTIONS GENERATED BY N.G.S. OPUS IN MARCH 2021.
- THE SWAIN'S LAKE, FORMERLY UNION LAKE, ELEVATION IS BASED UPON THE "NH CONSOLIDATED LIST OF WATERS".
- THE SUBJECT PARCEL HAS THE BENEFIT OF A RIGHT OF WAY OVER ROCKY POINT ROAD.
- THE SUBJECT PARCEL IS IN FLOOD ZONE "X" (Areas Determined to be Outside the 0.2% Annual Chance Floodplain) AS SHOWN ON THE "FIRM, FLOOD INSURANCE RATE MAP, STRAFFORD COUNTY, NEW HAMPSHIRE, PANEL 285 OF 405, MAP NUMBER 33017CO285D" WITH AN EFFECTIVE DATE OF MAY 17, 2005.
- THE PROPOSED CONTOURS SHOWN HEREON ARE A GUIDE SHOWING REPRESENTATION OF PROPOSED GROUND WORK, ACTUAL GRADING AND BLENDING OF CONTOURS WILL BE PERFORMED USING ALL STATE AND TOWN GUIDELINES AND TO PREVENT EROSION AND GROUNDWATER RUNOFF.
- THE PROJECT WILL BE SUBMITTED FOR APPROVAL TO THE N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES FOR SHORELAND IMPACT PERMIT ONCE APPROVAL IS GRANTED BY THE ZONING BOARD.
- THE SEPTIC DESIGN WILL BE SUBMITTED FOR APPROVAL TO THE N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES.

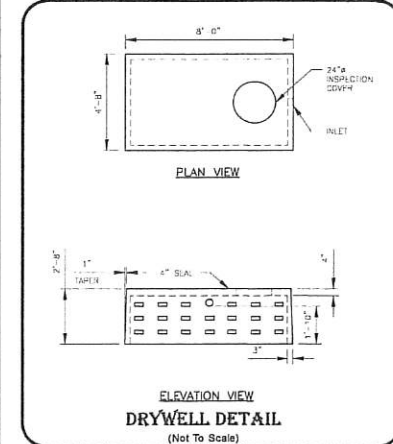
N/F
CHRISTINE HAWKINS
JENNIFER LAFOGG
TAX MAP 118 LOT 23
10 HUCKINS DRIVE
NEWMARKET, NH 03857
S.C.R.D. BOOK 909 PAGE 275
S.C.R.D. PROBATE CASE #316-2014-ET-00098

N/F
PAULA MCCOY, CHARLES MCCOY
& JESSICA MCCOY
TAX MAP 118 LOT 22
62 ROCKY POINT ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 2319 PAGE 84

N/F
KIM COLLINS &
JOSEPH COLLINS
TAX MAP 118 LOT 13
75 ROCKY POINT ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 4351 PAGE 283



SILT FENCE



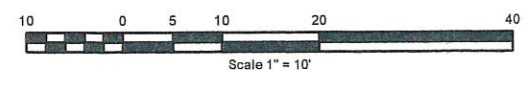
DRYWELL DETAIL (Not To Scale)

ZONING DATA:

ZONE: GENERAL RESIDENTIAL SHORELAND PROTECTION
OVERLAY ZONES:

REQUIREMENTS:	REQ	EXISTING	PROPOSED
LOT SIZE:	80,000	5,160 Sq.Ft.	5,160 Sq.Ft.
STREET FRONTAGE:	200'	51.65'	51.65'
FRONT YARD:	40'	22.7'	23.0'
SIDE YARD:	30'	8.1' / 7.3'	7.8'
FROM LAKE:	75'	29.1'±	29.1'±
BUILDING HEIGHT:	35'	17.3'	34.6'±
LOT COVERAGE:	40%	52.0%	43.8%

REV	DATE	STATUS



PROPOSED SITE PLAN
 Located at:
 68 Rocky Point Road, Barrington
 Strafford County, New Hampshire
 For:
David R. & Joyce Torrey
 2209 Lyndhurst Drive
 Sun City Center, FL 33573

Stonewall SURVEYING
 Licensed in New Hampshire & Maine
 PO Box 458, Barrington, NH 03825
 t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO: Tax Map 118 Lot 21	DRAWING NO: 21003 Site Plan
SCALE: 1" = 10'	SHEET: 2 of 2
PROJECT NO: 21003	DATE: 8/23/2021

PLAN REFERENCE

1. "PLAN OF CAMP LOTS FOR BROWN, DAVIS & MORRIS, BARRINGTON, N.H." PREPARED BY G.L. DAVIS & ASSOCIATES DATED JANUARY 1983 AND RECORDED AT THE S.C.R.D. AS POCKET 1 FOLDER 1 PLAN 18.
2. "ZONING PLAN, TAX MAP 118 LOT 22, ROCKY POINT ROAD, BARRINGTON, STRAFFORD COUNTY, NEW HAMPSHIRE PREPARED FOR CHARLES H. PAULA H., & JESSICA H. MCCOY" PREPARED BY GEOMETRES BLUE HILLS, LLC DATED AUGUST 14, 2013.
3. "PLAN OF LOTS, BARRINGTON SHORES CO, BARRINGTON, N.H." PREPARED BY T.F. MORAN, INC DATED JUNE 24, 1985 AND RECORDED AT THE S.C.R.D. AS PLAN 26-29.
4. "FOUNDATION CERTIFICATION PLAN, MAP 10 LOT 116A, BARRINGTON, NH, OWNER: FRANK A. KUNECK" PREPARED BY ORVIS & DREW DATED AUGUST 27, 1998.
5. "PLAT OF LAND, JOHN N. & JUDITH K. CANONICO, ROCKY POINT DRIVE, MICA POINT / SWAIN'S LAKE, BARRINGTON, NEW HAMPSHIRE" PREPARED BY LAND TECHNICAL SERVICES DATED JULY 1997, FILE # 93109.

N/F
FRANK A. KUNECK
TAX MAP 118 LOT 20
PO BOX 1141
ROCHESTER, NH 03866
S.C.R.D. BOOK 1846 PAGE 186

J.E. White
SCRD Book 799 Page 282
June 30, 1964

Harry Goodstein

Maj. J.E. White
SCRD Book 788 Page 193
August 25, 1961

Harry Goodstein

N/F
PAULA MCCOY, CHARLES MCCOY
& JESSICA MCCOY
TAX MAP 118 LOT 22
62 ROCKY POINT ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 2319 PAGE 84

N/F
KIM COLLINS &
JOSEPH COLLINS
TAX MAP 118 LOT 13
75 ROCKY POINT ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 4351 PAGE 283

CERTIFICATION

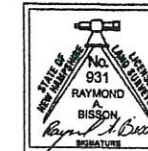
"I certify that this survey plat is not a subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown."
"I certify that this survey conforms to the ethics and standards set forth by the New Hampshire Land Surveyors Association for a category 1, condition 1 survey."

Raymond A. Blison

Raymond A. Blison, LLS #931

August 20, 2021

Dated



PROPERTY SURVEY & EXISTING CONDITIONS PLAN

Located at:
68 Rocky Point Road, Barrington
Strafford County, New Hampshire
For:
David R. & Joyce Torrey
2209 Lyndhurst Drive
Sun City Center, FL 33573

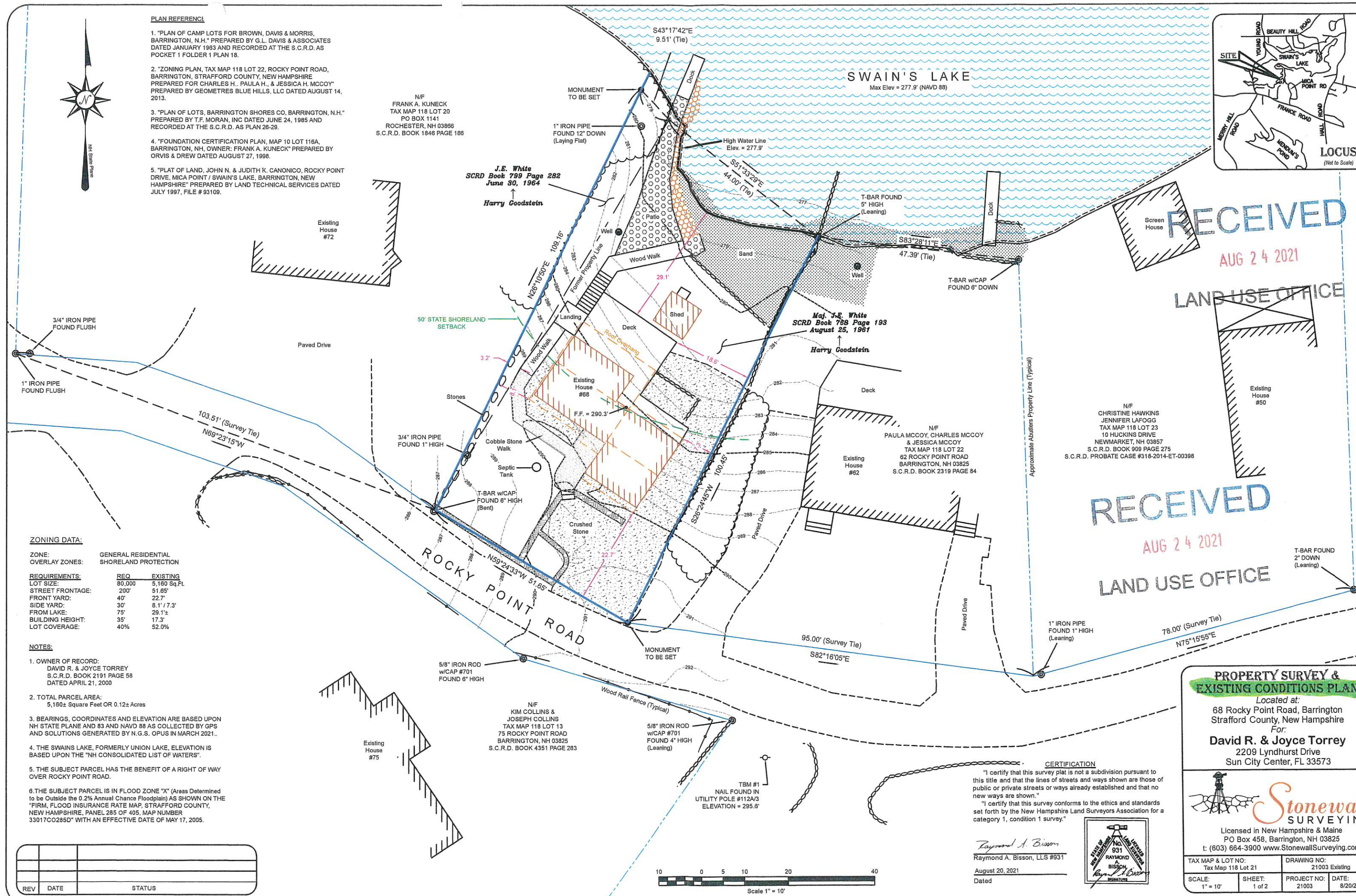
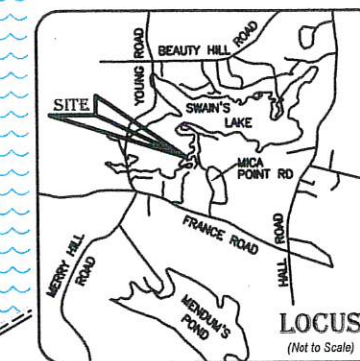


Licensed in New Hampshire & Maine
PO Box 458, Barrington, NH 03825
t: (603) 664-3900 www.StonewallSurveying.com

TAX MAP & LOT NO: Tax Map 118 Lot 21	DRAWING NO: 21003 Existing
SCALE: 1" = 10'	SHEET: 1 of 2
PROJECT NO: 21003	DATE: 8/20/2021

RECEIVED
AUG 24 2021
LAND USE OFFICE

RECEIVED
AUG 24 2021
LAND USE OFFICE



ZONING DATA:

ZONE:	GENERAL RESIDENTIAL
OVERLAY ZONES:	SHORELAND PROTECTION
REQUIREMENTS:	
LOT SIZE:	REQ 80,000 EXISTING 5,160 Sq.Ft.
STREET FRONTAGE:	REQ 200' EXISTING 51.65'
FRONT YARD:	REQ 40' EXISTING 22.7'
SIDE YARD:	REQ 30' EXISTING 8.1' / 7.3'
FROM LAKE:	REQ 75' EXISTING 29.1'
BUILDING HEIGHT:	REQ 35' EXISTING 17.3'
LOT COVERAGE:	REQ 40% EXISTING 52.0%

- NOTES:**
1. OWNER OF RECORD: DAVID R. & JOYCE TORREY S.C.R.D. BOOK 2191 PAGE 58 DATED APRIL 21, 2000
 2. TOTAL PARCEL AREA: 5,160± Square Feet OR 0.12± Acres
 3. BEARINGS, COORDINATES AND ELEVATION ARE BASED UPON NH STATE PLANE AND 83 AND NAVD 88 AS COLLECTED BY GPS AND SOLUTIONS GENERATED BY N.G.S. OPUS IN MARCH 2021..
 4. THE SWAINS LAKE, FORMERLY UNION LAKE, ELEVATION IS BASED UPON THE "NH CONSOLIDATED LIST OF WATERS".
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REV	DATE	STATUS

