



STAFF REPORT

Planning Board Meeting of September 20, 2022, at 6:30 PM

Agenda Item #4A 79 Phinney Way

Application Type: Class VI/Private Road

Proposal: A 40' x 60' garage and 30' x 40' addition of new bedroom and pool house on property. The estimate cost of construction of the additions are \$200,000 as listed on the Minor Building Permit Application. The driveway on the private road Phinney Way will have upgrades completed by the owner for an approximate \$30,000.00. The owner has a contractor on site cutting and widening trees where possible. Trees and stumps will be removed from the property. There are site constraints of telephone poles and Shoreland Protection area.

STAFF ANALYSIS:

Building Department:

- The building department has received and reviewed application for a category three Class IV/Private Road building permit with Option 2 Road Improvements and forwarded to Land Use Department on August 30, 2022.

Planners Comments:

- Town Planner had requested additional information from the applicant. Department head staff reviewed case files and provided on September 1, 2022.
- Lot line adjustment was approved and signed by the Planning Board on 3/31/2022.
- The applicant will be asking for a variance of a side yard, from 11.2(1) of the Zoning Ordinance, and is on the ZBA agenda for September 21, 2022.
- The applicant is in the process of 250' from Shoreline permit from DES.
- The owner has a contractor on site cutting and widening trees where possible. Trees and stumps will be removed from the property.
- There are site constraints of telephone poles and Shoreland Protection area.

Police:

- No comments or concerns as long as they are meeting Class 6 & Private Road Policy.

Fire Chief:

- Fire has no comments or concerns as long as they are meeting Class 6 & Private Road Policy.

Road Agent:

- Applicant building permit is for \$200,000.00, and his contractor costs for the roadwork is 25,000.00. So even though the road will not be in compliance because of shoreland protection restriction, he will have far exceeded the 10 percent option.

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III. 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.



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	
<i>Please include a separate e-mail address for each owner to avoid processing delays.</i>	
Name: <u>Joseph + Cheryl Wilson</u>	Address: <u>79 Phinney way Barrington N.H. 03825</u>
Phone: <u>603-235-8025</u>	E-Mail: <u>Joe Wilson wns+@Yahoo.com</u>
Name:	Address:
Phone:	E-Mail:

PROPERTY & ASSOCIATION DETAILS	
Address/Road: <u>79 Phinney way</u>	Map/Lot/Sublot: <u>Tax Map 118 Lot 4</u>
Ownership Deed: Book: _____ Page: _____	Road Classification: <input type="checkbox"/> Class VI Rd <u>or</u> <input checked="" type="checkbox"/> Private Rd
Is There a Road Association: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are You a Member? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Road Association & Contact:	
Association Email:	Association Phone:

PROJECT NARRATIVE
<i>Describe additional details of the building project.</i>
<u>40'x60' Garage</u> <u>30'x40' Addition on house Existing Bedroom to be removed to Access additional</u> <u>New Bedroom and Pool Room in addition.</u>
<input checked="" type="checkbox"/> Copy of Building Permit Application Attached - Required

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

Applicant Signature: <u>Joseph Wilson</u>	Date: <u>Aug. 26, 22</u>
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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: 8/31/22 Complete App.	Staff Initials: UP
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APPLICATION REVIEW			
<input checked="" type="checkbox"/>	Correct Category	<input checked="" type="checkbox"/>	Map Meets Requirements
<input checked="" type="checkbox"/>	Road Improvement Details	<input checked="" type="checkbox"/>	Missing Information – Applicant Notified 8/31/22 UP

ANTICIPATED TIMELINE	
DATE	<i>If not applicable, please use N/A</i>
9/11/22	Application Reviewed and Sent to Department Heads <i>(as soon as possible upon receipt)</i>
9/18/22	Department Head Recommendations Due <i>(minimum 1 week following email to Department Heads)</i>
9/20/22	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>
10/3/22	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
	Share Department Heads Feedback with Property Owner
	Planning Board Recommendations Received
	Public Hearing Notice for Select Board Meeting Sent to Abutters <i>(minimum 1 week prior to meeting)</i>
	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	
<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 	

NARRATIVE

Driveway on Private Right of way called "Phinney way" has been maintained by me "Joe Wilson" since 1987 when I bought my house. I have a contractor cutting trees + widening road where possible. (Telephone poles + shoreland protection areas are an issue) The total cost estimate is \$25,000 to \$30,000.

Trees + stumps being removed from property.

Thank You for your time and consideration for this project.

Joe Wilson



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 # 118
 Lot # 4
 Block # _____
 Zoning _____

Location of Construction (Address): 79 Phinney way Barrington N.H.
 Property Owner: Joe + Cheryl Wilson Home Phone: 603-235-8025 ★ 2
 Mailing Address: P.O. Box 479 Cell Phone: Same
 City: Barrington State: N.H. Zip Code: 03025 Daytime Phone: 603-834-1820 ★ 1
 Email Address: Joe.wilson.Const@Yahoo.com

Contractor: Myles Cooke Carpentry Phone: 603-765-7175
 Mailing Address: King Fisher rd. Cell #: Same
 City: Nottingham State: N.H. Zip Code: 0 ?
 Email Address: ?

Cost of Construction: \$200,000 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.

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: 40' x 60' Garage
30' x 40' Addition + Bedroom + Pool area
 Proposed Use: Swim spa + Bedroom Garage is storage + parking

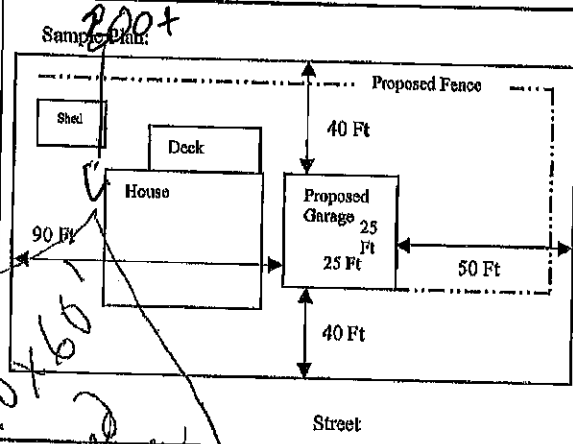
Property & Setback Information			
Setbacks from Lot Line to Construction:		Subsurface Disposal Information:	Total Square Footage of Proposed Building:
Front: <u>53.7'</u>	Right: <u>35.6'</u>	Septic System Design: More Than 20 Years Old Circle One: <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unknown	<u>3100</u>
Rear: <u>300'</u>	Left: <u>80'</u>		Site Located In "Special Flood Hazard Area": Yes <input type="radio"/> No <input checked="" type="radio"/>
Lot Size: <u>16.57</u>		Shoreland Water Quality Protection Zone: Circle One: <input checked="" type="radio"/> Yes <input type="radio"/> No	Site Located In Shoreland Protection Zone: <input checked="" type="radio"/> Yes <input type="radio"/> No
		Subdivision Approval # _____	Subdivision Name: <u>Joseph Wilson</u>

Applicant Signature: Joseph Wilson Date: July 19, 22
 Revised: 01-2021

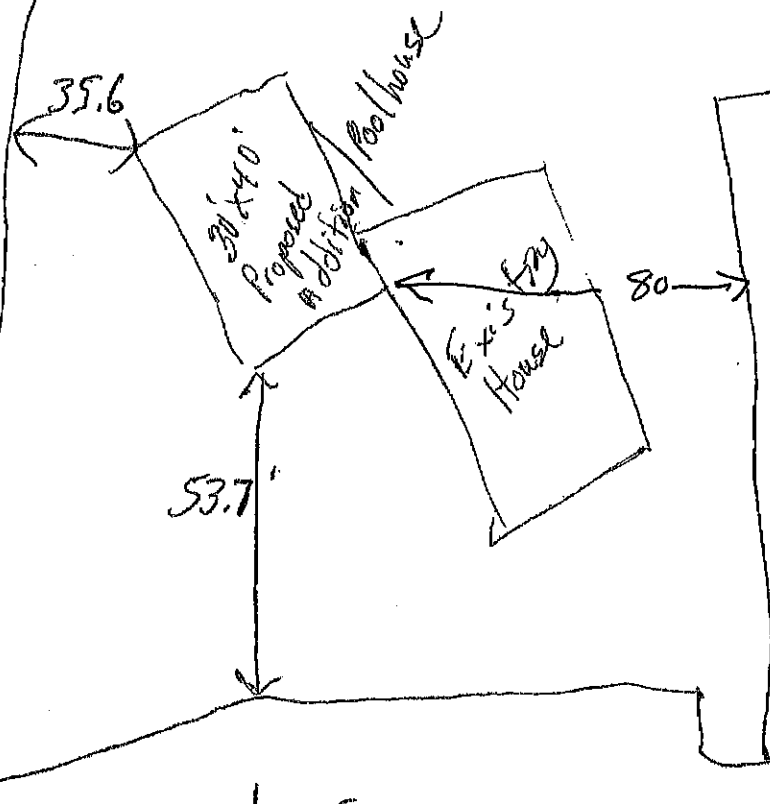
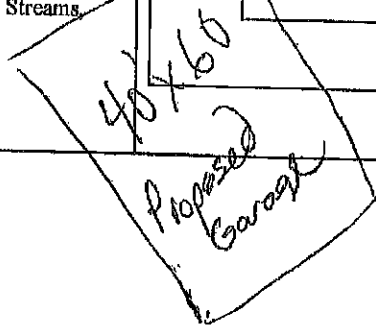
Plot Plan

Instructions:

- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.
- 5) Show Location of Septic Tank & Leach Field.
- 6) Show Location of all Wetlands, Rivers, Streams, Lakes and Ponds



32.5'



water

[Handwritten Signature]

Applicant Signature:

Date: July 19, 22

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 (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.

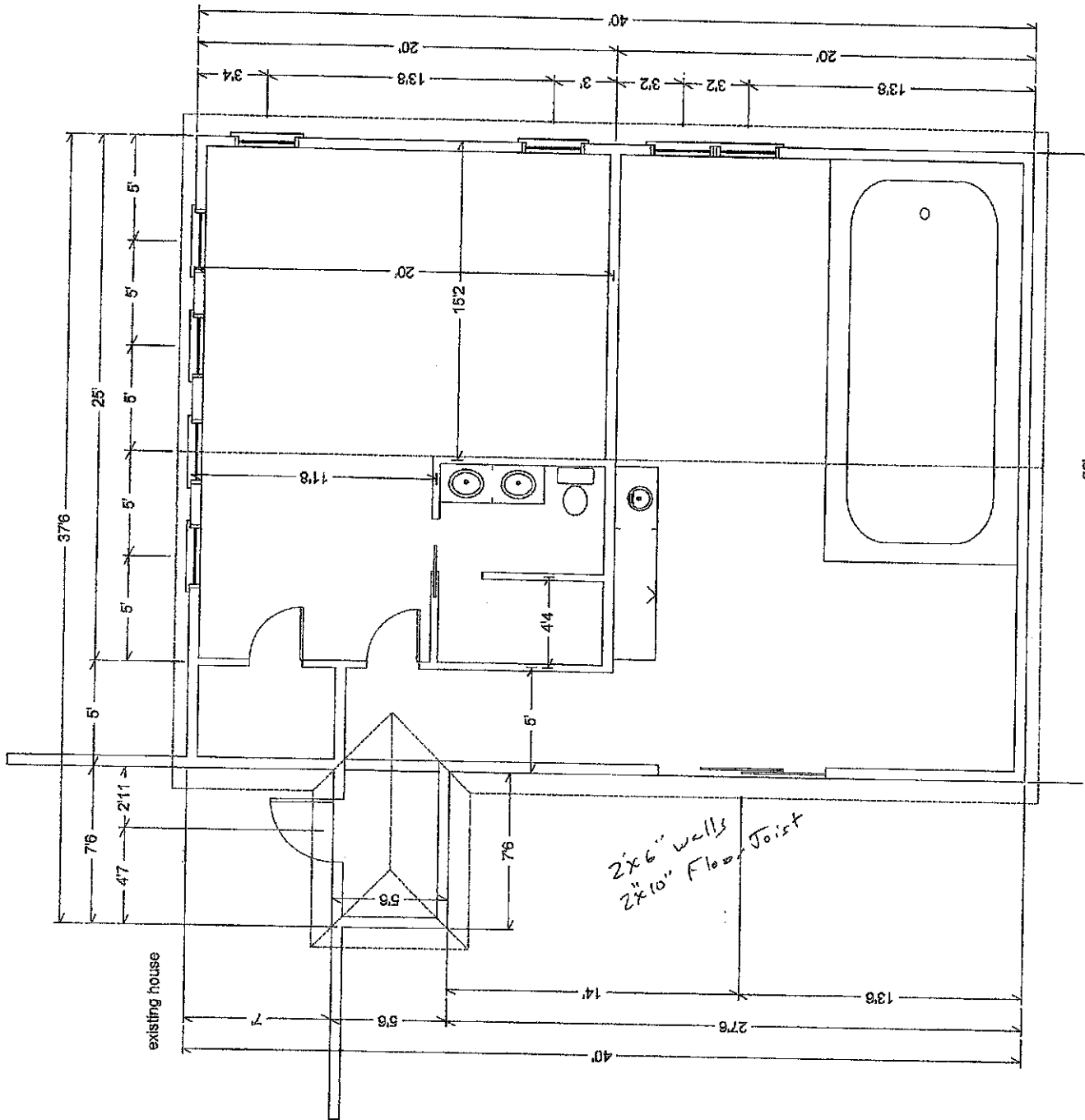
*** I further acknowledge that the proposed structure or improvements shall not be occupied or utilized without a Certificate of Occupancy and only after all necessary inspections have been requested and completed.

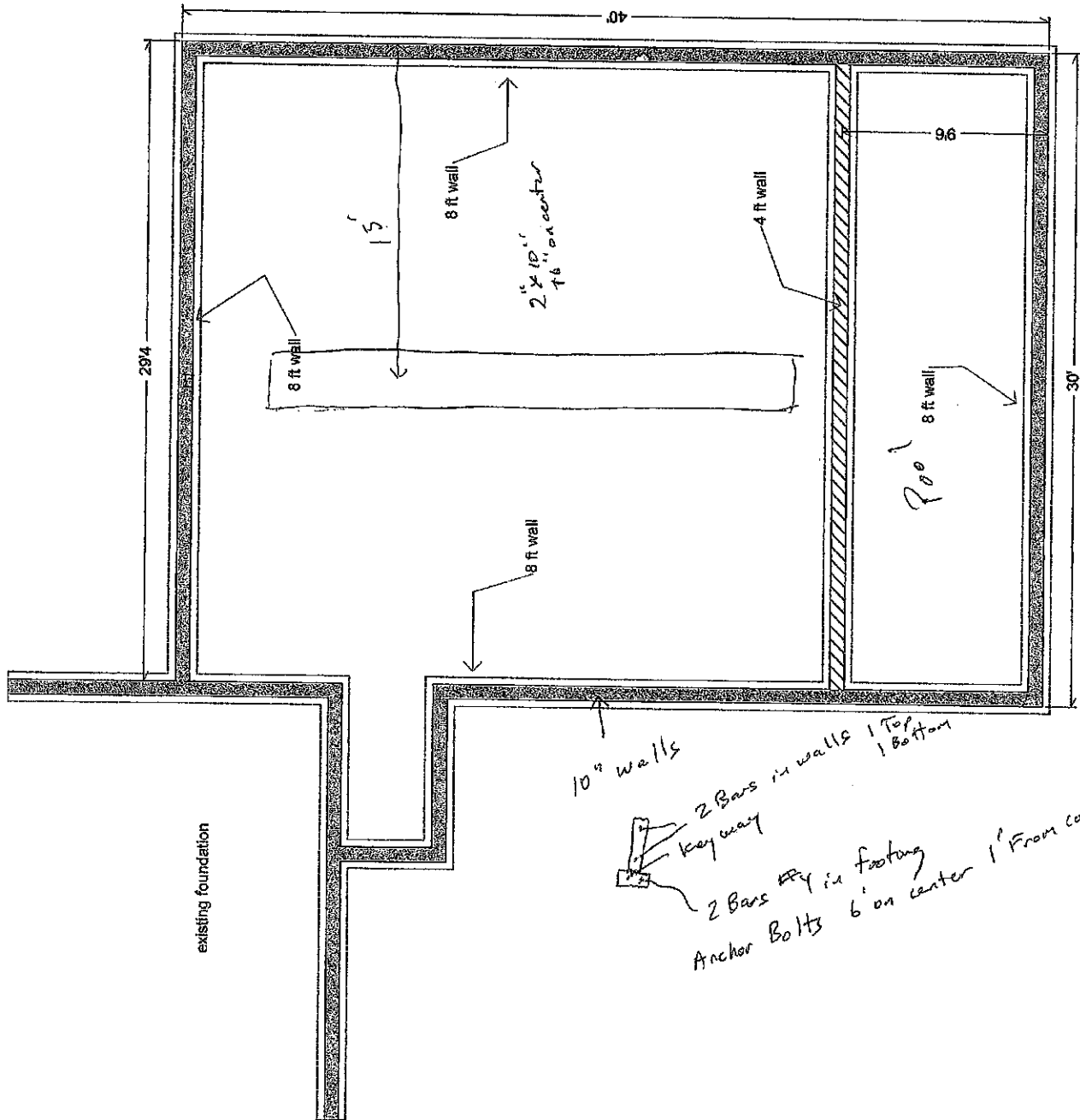
Owner Signature: _____

Date: _____

Contractor Signature _____

Date: _____





29'4"

40'

15'

8 ft wall

2" x 10" on center

8 ft wall

4 ft wall

8 ft wall

Pool

9'6"

30'

LIVING AREA

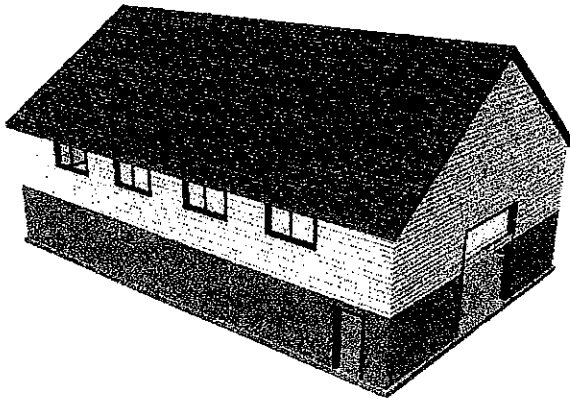
existing foundation

10" walls

2 Bars in walls 1 Top 1 Bottom
key way

2 Bars #4 in footing
Anchor Bolts 6' on center 1" From corners


[Redacted]




Garage

[Redacted]

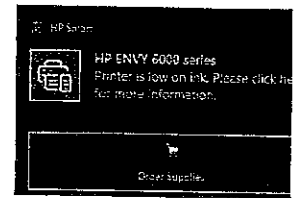
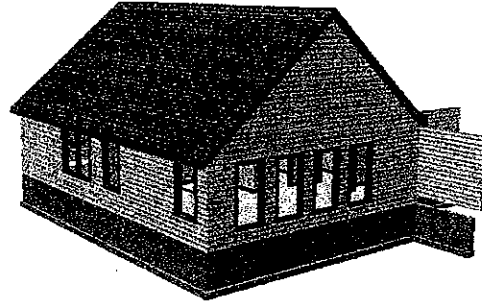
HP Smart



HP ENVY 6000 series
Printer is low on ink. Please click here for more information.



Order Supplies



Any Questions
Myles Cooke
603-765-7175
Joe Wilson
603-235-8025

House
Addition



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

SHORELAND IMPACT PERMIT 2022-01224

NOTE CONDITIONS

PERMITTEE: CHERYL/JOSEPH WILSON
PO BOX 479
BARRINGTON NH 03825

PROJECT LOCATION 79 PHINNEY WAY, BARRINGTON
TAX MAP #118, LOT #4

WATERBODY: SWAINS LAKE

APPROVAL DATE: JULY 14, 2022

EXPIRATION DATE: JULY 14, 2027

Shoreland Permit Application 2022-01224 has been found to meet or exceed the requirements of RSA 483-B as required per RSA 483-B:6, II. The New Hampshire Department of Environmental Services (NHDES) hereby issues this Shoreland Impact Permit with conditions pursuant to RSA 483-B:6, II.

PERMIT DESCRIPTION:

Impact 6,864 square feet of protected shoreland in order to construct a 30 foot x 40 foot addition to the primary structure and a free standing 40 foot x 60 foot garage.

Impervious Surface Percentage Approved: 12.8%

Natural Woodland Area Required per RSA 483-B:9,V, (b): 8,467 square feet

THE FOLLOWING PROJECT-SPECIFIC CONDITIONS HAVE BEEN APPLIED TO THE PERMIT PURSUANT TO ENV-WQ 1406.15(c):

1. All work shall be in accordance with plans by S.E.C & Associates, Inc. dated April 27, 2022 and received by the New Hampshire Department of Environmental Services (NHDES) on May 3, 2022 pursuant to Env-Wq 1406.15(f).
2. The use of erosion control netting, whether welded plastic or biodegradable, is prohibited.
3. Within three days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tack or netting and pinning on slopes steeper than 3:1 as required pursuant to RSA 483-B:9, V(d) Erosion and Siltation, (1).
4. This permit shall not preclude NHDES from taking any enforcement or revocation action as authorized pursuant to 483-B:5, I, if NHDES later determines that any of the structures depicted as "existing" on the plans submitted by the applicant were not previously permitted or grandfathered.

THE FOLLOWING STANDARD PROJECT CONDITIONS SHALL BE MET PURSUANT TO ENV-WQ 1406.20:

1. Erosion and siltation control measures shall be installed prior to the start of work, be maintained throughout the project, and remain in place until all disturbed surfaces are stabilized.
2. Erosion and siltation controls shall be appropriate to the size and nature of the project and to the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to wetlands or surface waters.
3. No person undertaking any activity in the protected shoreland shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards established in Env-Wq 1700.

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095

NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588
TDD Access: Relay NH 1 (800) 735-2964

4. Any fill used shall be clean sand, gravel, rock, or other suitable material.
5. For any project where mechanized equipment will be used, orange construction fence shall be installed prior to the start of work at the limits of the temporary impact area as shown on the approved plans; be maintained throughout the project; and remain in place until all mechanized equipment has been removed from the site.

ANY INDIVIDUAL CONDUCTING WORK UNDER THIS PERMIT IS ADVISED OF THE FOLLOWING:

1. During construction, a copy of this permit should be posted on site in a prominent location visible to inspecting personnel.
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others.
3. Pursuant to Env-Wq 1406.21, transfer of this permit to a new owner requires notification to, and approval of, the NHDES.
4. This project has been screened for potential impact to **known** occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or only cursory surveys have been performed, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species. This permit does not authorize in any way the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.

APPROVED:



Ryan A. Duquette
Shoreland/Shoreline Specialist, Shoreland Program
Wetlands Bureau, Land Resources Management
Water Division

PLOT PLAN

S.E.C. & ASSOCIATES, INC.

≡ **SURVEYING & ENGINEERING CONSULTANTS** ≡

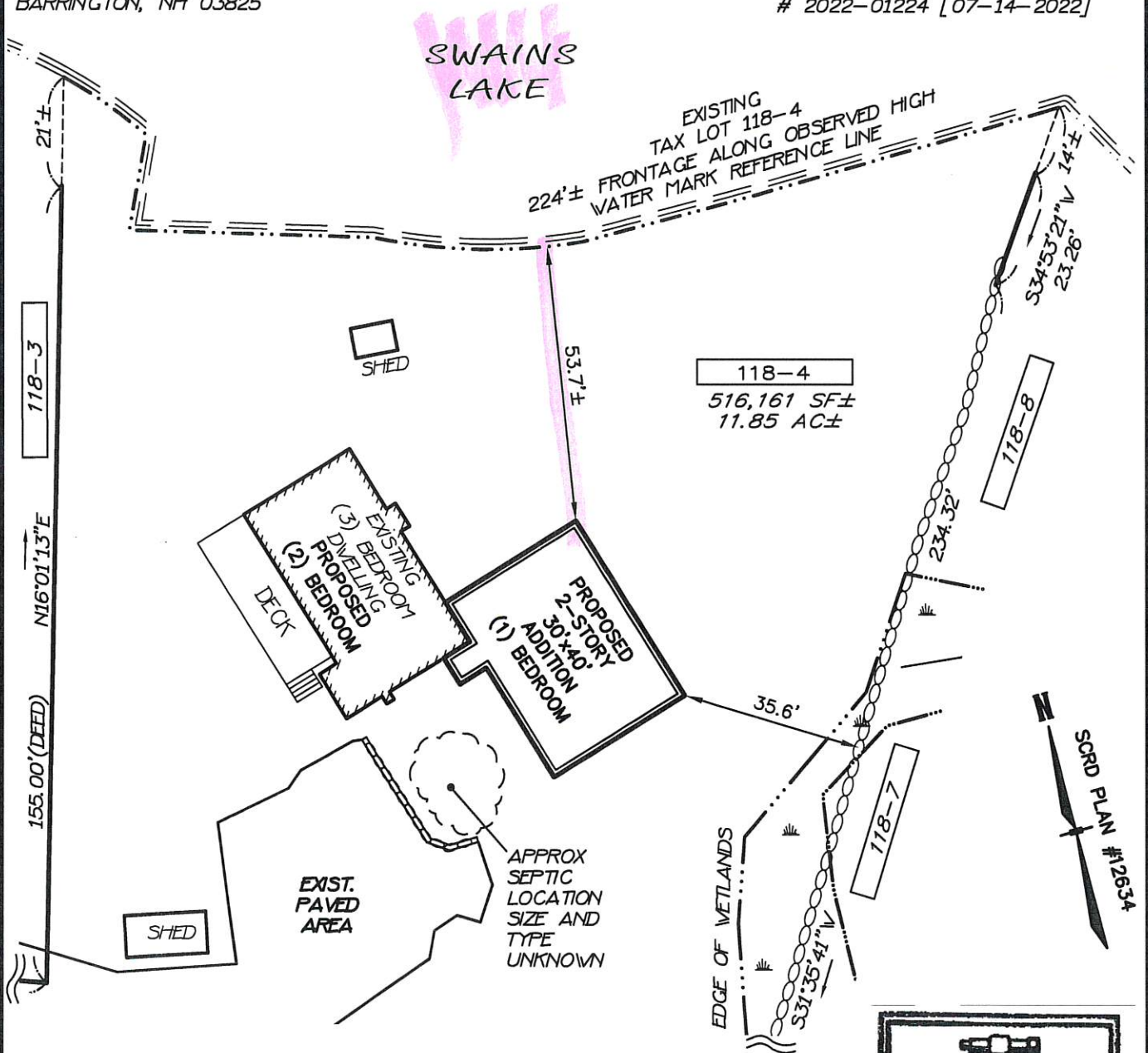
P.O. BOX 1337 - PLAISTOW, NH 03865 ☎ PHONE: (603)-382-5065
 ~ SERVING N.H. & MA. ~ EMAIL: SEC@SECSURVEYING.COM

OWNER OF RECORD:

JOSEPH & CHERYL WILSON
 P.O. BOX 479
 #79 PHINNEY WAY
 BARRINGTON, NH 03825

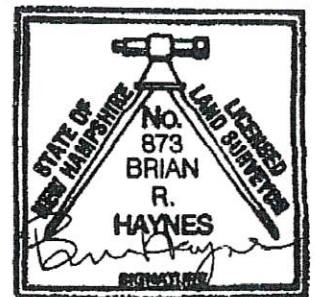
REFERENCES:

S. C.R.D. DEED BK. 5025 PG. 1026
 S. C.R.D. PLAN # 12634
 NHDES SHORELAND IMPACT PERMIT
 # 2022-01224 [07-14-2022]



TAX MAP 118 LOT 4

#79 PHINNEY WAY
 BARRINGTON, NEW HAMPSHIRE
 DATE: AUGUST 31, 2022 - SCALE: 1" = 30'
 ZONED: GENERAL RESIDENTIAL
 FRONT SETBACK: 40'
 SIDE / REAR SETBACK: 30'



S.E.C. & Associates, Inc.
Surveying & Engineering Consultants

Joseph & Cheryl Wilson
Tax Map 118 Lot 4
#79 Phinney Way, Barrington, NH

Site Photographs
(09-01-22)

Photo #1 Existing House - Northwest View

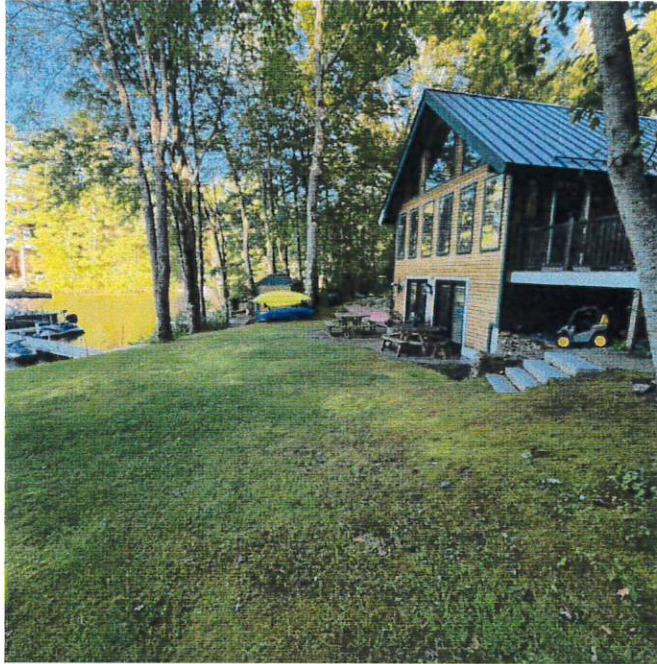


Photo #2 Existing House – Facing Swains Lake



P.O. Box 1337 * 185 Plaistow Road, Unit 2 * Plaistow, NH 03865
Tel: (603) 382-5065 E-Mail sec@secsurveying.com

*S.E.C. & Associates, Inc.
Surveying & Engineering Consultants*

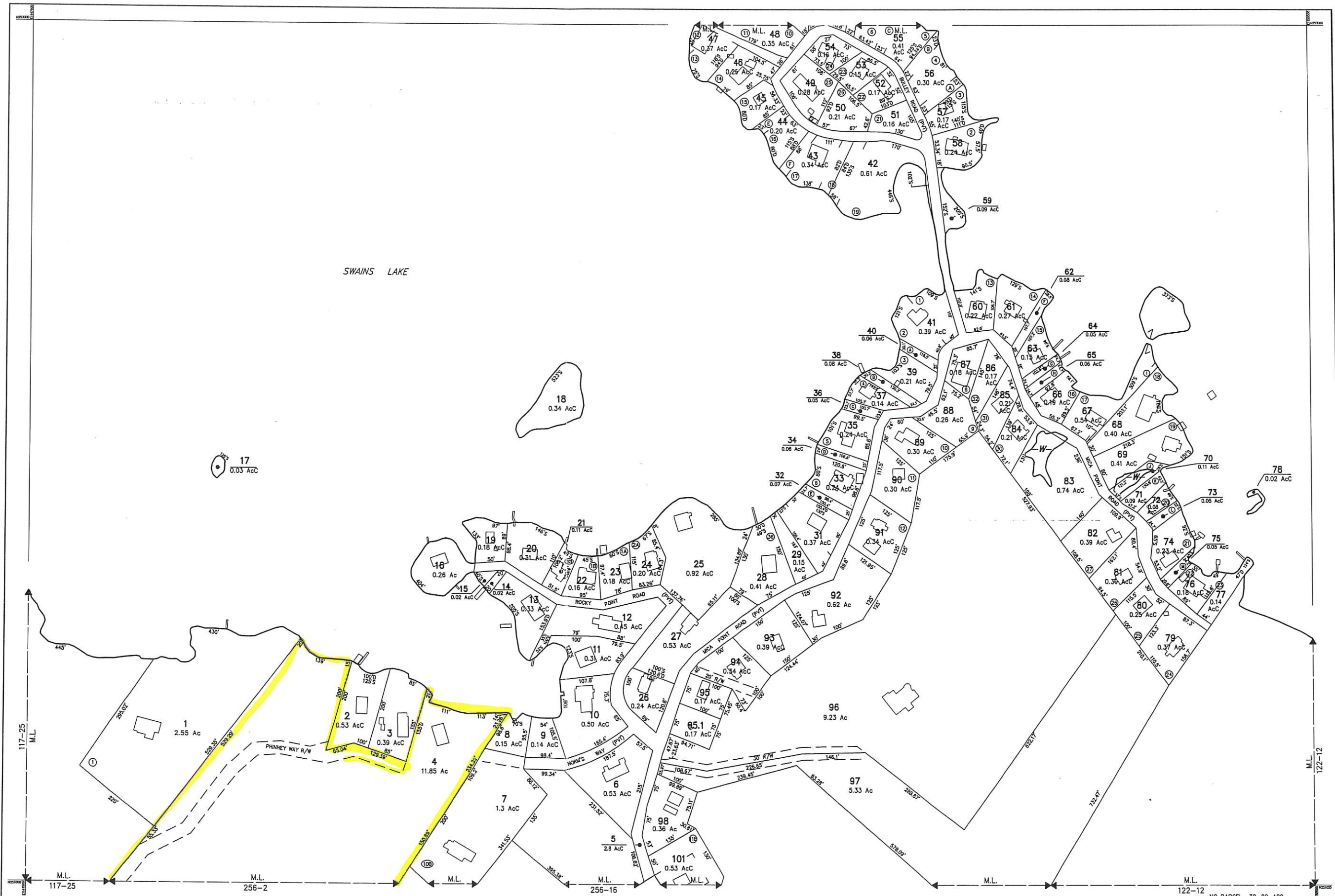
Photo #3 Existing House - Southwest View



Photo #4 Existing House - Southeast View



P.O. Box 1337 * 185 Plaistow Road, Unit 2 * Plaistow, NH 03865
Tel: (603) 382-5065 E-Mail sec@secsurveying.com



THIS MAP IS FOR ASSESSMENT AND PLANNING PURPOSES ONLY. IT IS NOT TO BE USED FOR DESCRIPTION, CONVEYANCE, OR DETERMINATION OF LEGAL TITLE.

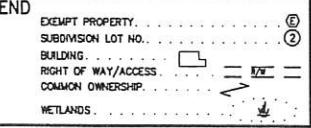
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: APRIL 25, 2003 COMPLETION DATE: NOVEMBER 2003



LEGEND

AREA SURVEYED	Ac	EXEMPT PROPERTY	(E)
AREA CALCULATED	AcC	SUBDIVISION LOT NO.	(L)
RECORD DIMENSION	100'	BUILDING	(B)
SCALED DIMENSION	100'S	RIGHT OF WAY/ACCESS	(R)
MATCH LINE	M.L.	COMMON OWNERSHIP	(C)
WATER	(W)	WETLANDS	(W)



SCALE 1" = 100'

REVISED TO : APRIL 1, 2022

PROPERTY MAPS

BARRINGTON

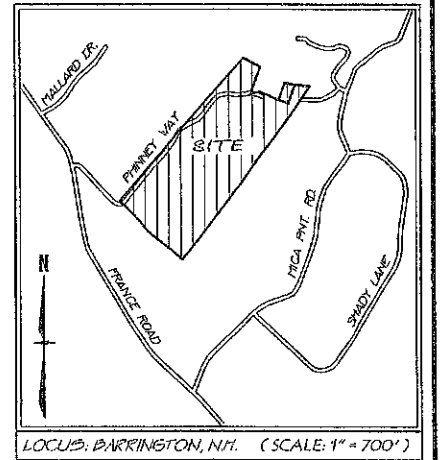
NEW HAMPSHIRE

INDEX DIAGRAM

115	114
117	119
256	122

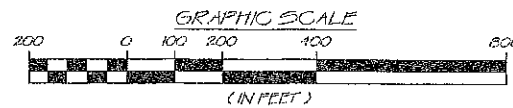
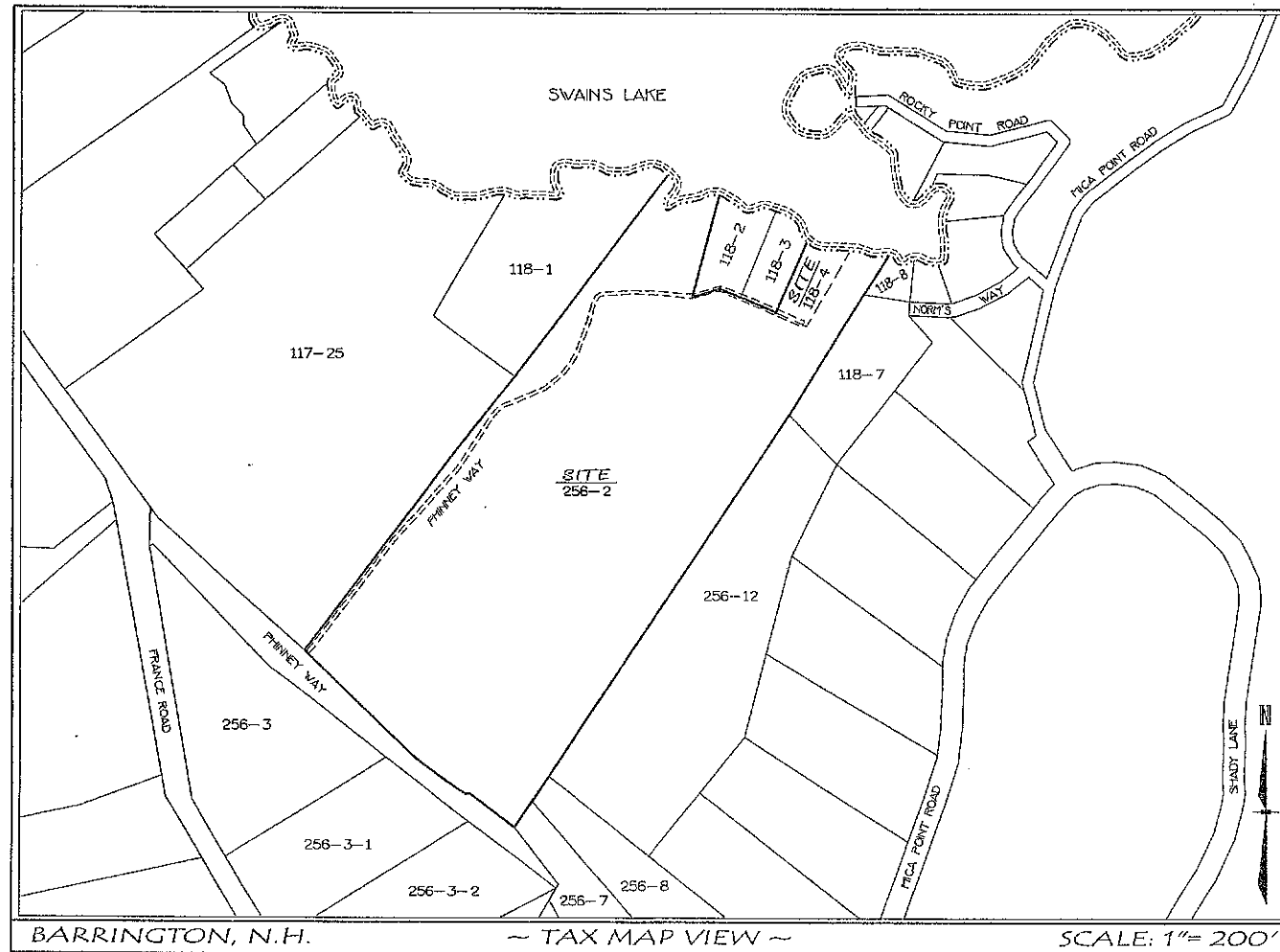
MAP NO. **118**

LOT LINE ADJUSTMENT TAX LOTS 118-4 & 256-2 #79 PHINNEY WAY & PHINNEY WAY BARRINGTON, NEW HAMPSHIRE



NOTES:

1. **OWNERS OF RECORD TAX LOT 118-4:**
JOSEPH & CHERYL WILSON
PO BOX 479
79 PHINNEY WAY
BARRINGTON, NH 03825
REFERENCE SCD DEED REF. ETC 1282 PG. 210
TOTAL LOT AREA: 12,764 SQ. FT. ± / 0.29 ACRES ±
- OWNER OF RECORD TAX LOT 256-2:**
JOSEPH V. WILSON
PO BOX 1047
EAST HAMPSTEAD, NH 03826
REFERENCE SCD DEED REF. ETC 4883 PG. 677
TOTAL LOT AREA: 721,633 SQ. FT. ± / 16.57 ACRES ±
2. **EXISTING USE TAX LOT 118-4:**
SINGLE FAMILY RESIDENTIAL
- EXISTING USE TAX LOT 256-2:**
UNDEVELOPED
3. **SUBJECT PARCELS ZONED:** GENERAL RESIDENTIAL
MINIMUM LOT SIZE: 80,000 SF
MINIMUM FRONTAGE: 200'
FRONT SETBACK: 40'
SIDE / REAR SETBACK: 30'
4. **THE INTENT OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN TAX LOTS 118-4 & 256-2.**
5. **THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. S.E.C. & ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN PRIOR TO ANY EXCAVATION ON SITE. THE CONTRACTOR SHALL CONTACT NEW HAMPSHIRE DIG SAITE AT 1-888-344-7833.**
6. **EASEMENTS, RIGHTS AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH COMPLETED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, RESTRICTIONS AND EASEMENTS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PARCEL WOULD DETERMINE.**
7. **SUBJECT PARCELS WITHIN THE SHORELAND PROTECTION DISTRICT (APPROVAL N/A TO THIS APPLICATION)**
8. **SUBJECT PARCELS NOT WITHIN A FLOOD HAZARD ZONE REF. FEMA-FIRM PANEL #33017C0260D EFFECTIVE DATE 5-17-2005**
9. **A VARIER IS REQUESTED TO THE TOWN OF BARRINGTON SUBDIVISION REGULATIONS ARTICLE 5, SECTIONS 5.3.1(8) FULL SITE TOPOGRAPHY, 5.3.1(9) FULL WETLAND DELINEATION, 5.3.1(10) FULL SITE FEATURES & 12.2.1 ROAD DESIGN STANDARDS (GRANTED 01-04-2022)**
10. **ANY FUTURE APPLICATIONS FOR SUBDIVISION OR CONSTRUCTION ARE SUBJECT TO COMPLIANCE WITH RSA 674:41 AND/OR THE TOWN OF BARRINGTON CLASS VI AND PRIVATE ROAD POLICY.**



ABUTTER INFORMATION

117-25 KATH FRANTIS STEPHANE ROGUT 394 FRANCE ROAD BARRINGTON, NH 03825	256-12 SHARON MARTEL MICHAEL OFUDA 165 PICA POINT ROAD BARRINGTON, NH 03825
118-1 DAVID RANSON CARRI RANSON P.O. BOX 253 BARRINGTON, NH 03825	256-8 HARRY STEEEL 81 PICA POINT ROAD BARRINGTON, NH 03825
118-2 ANN MARIE WEST REV. TRUST 53 EDGEWOOD ROAD DURHAM, NH 03824	256-7 JOHN MCCORMICK STACY MCCORMICK 59 PICA POINT ROAD BARRINGTON, NH 03825
118-3 DONNA DAMPHOUSE REV. TRUST 16 RT.125 RINGSTON, NH 03848	256-3-2 JEFFREY BRANN 109 FRANCE ROAD BARRINGTON, NH 03825
118-8 NORMAN TREBELAY MENDY TREBELAY 24 NORRIS WAY BARRINGTON, NH 03825	256-3-1 DEANE TOPPINS DAINE TOPPINS 21430 HANCOCK AVENUE TORRANCE, CA 90503
118-7	256-3 RICHARD SEMPOLAR KATHLEEN SEMPOLAR 97 FRANCE ROAD BARRINGTON, NH 03825

- REFERENCE PLANS:**
(AS RECORDED IN THE STRAFFORD COUNTY REGISTRY OF DEEDS)
1. PLAN # P004-F001-019, JAN. 1989
 2. PLAN # 18A-53, MAY 1978
 3. PLAN # 22-142, SEPT. 1983
 4. PLAN # 40-18, DEC. 1991

LEGEND

▽	OVERHEAD LIGHT	~~~~~	EXISTING TREE LINE	□	EXISTING GRANITE BOUND
▽	FLOOD LAMP	=====	EDGE OF PAVEMENT	○	EXISTING IRON PIN
□	CATCH BASIN	-----	EDGE OF WETLANDS	⊙	EXISTING DRILL HOLE
□	DRAIN MANHOLE	-----	2 FOOT CONTOUR		
⊙	SEWER MANHOLE	-----	10 FOOT CONTOUR		
⊙	STREET LIGHT	-----	BOUNDARY LINE		
⊙	UTILITY POLE W/OUT	-----	STONE WALL		
⊙	SPOT GRADE	-----	EASEMENT LINE		
⊙	MAIL BOX	-----	BUILDING SETBACK LINE		
⊙	SEWER LINE	-----	GUARD RAIL		
⊙	WATER LINE	-----	DRAIN LINE		
		-----	ELECTRIC & CABLE		

SHEET INDEX

SHEET	DESCRIPTION	REVISION DATE
SHEET 1	COVER SHEET	02-04-2022
SHEET 2	LOT LINE ADJUSTMENT PLAN	02-04-2022
SHEET 3	TOPOGRAPHIC PLAN	02-04-2022

INITIAL RELEASE: DECEMBER 3, 2021

CERTIFICATION

I CERTIFY THAT THE ERROR OF CLOSURE USED IN THE PREPARATION OF THIS PLAN DOES NOT EXCEED 1 PART IN 10,000.

DATE: 03-18-2022



BRIAN R. HAYNES, LLS #873

**PLANNING BOARD
BARRINGTON, NH**

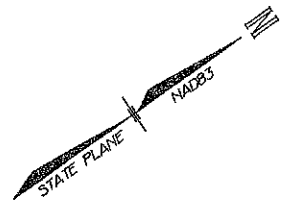
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File Number: 118-442562-GR211
Date: 3/31/2022
Chairman: [Signature]

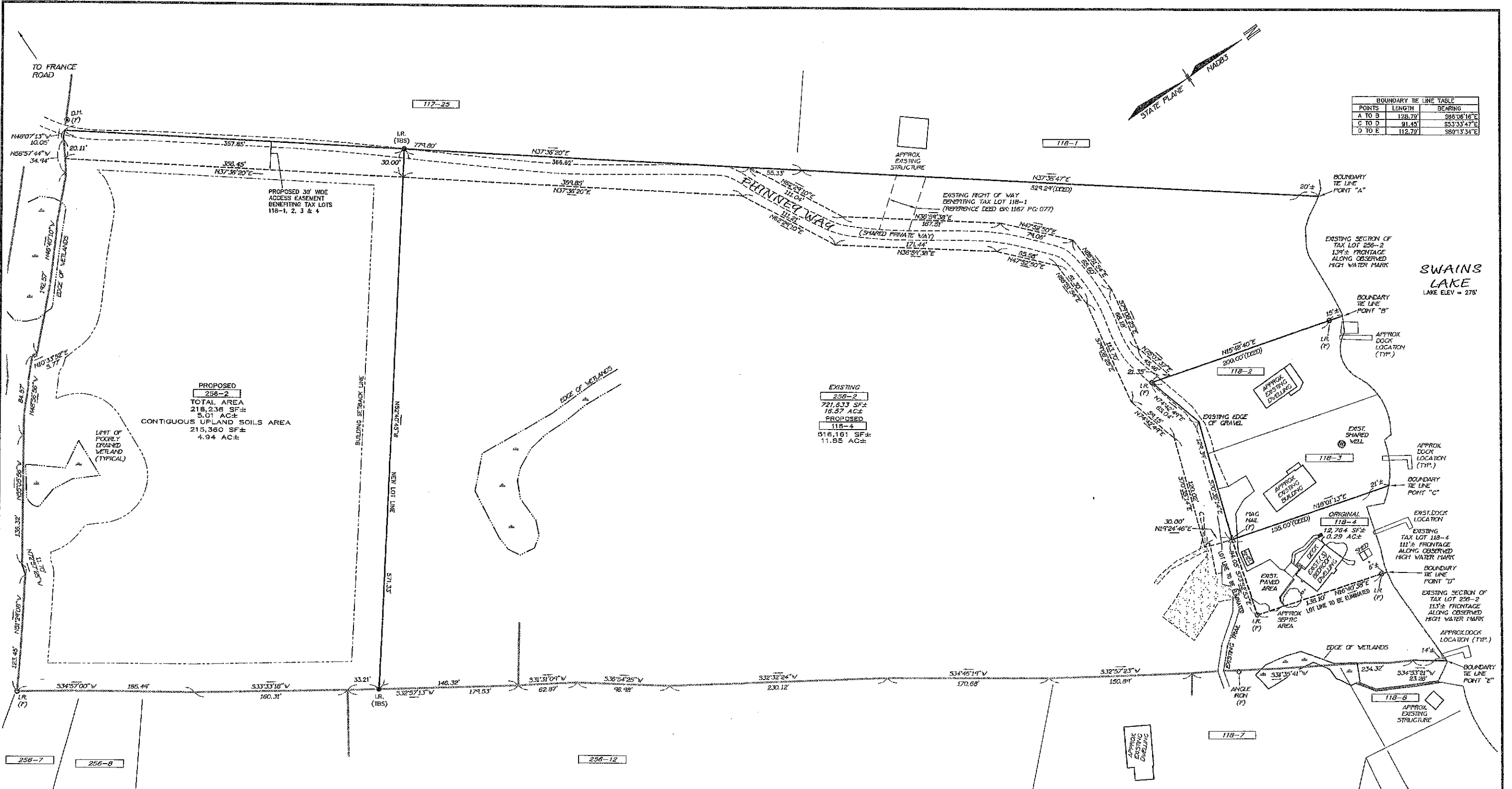
COVER SHEET

LOT LINE ADJUSTMENT PLAN

PROJECT: TAX LOTS 118-4 & 256-2 #79 PHINNEY WAY & PHINNEY WAY BARRINGTON, NEW HAMPSHIRE	
SCALE: AS NOTED	DRAWN BY: CAZ
DATE: DECEMBER 3, 2021	REVISED: 1. 02-04-2022
OWNER: 118-4 JOSEPH & CHERYL WILSON P.O. BOX 479 79 PHINNEY WAY BARRINGTON, NH 03825	OWNER: 256-2 JOSEPH WILSON P.O. BOX 1047 EAST HAMPSTEAD, NH 03826
PREPARED BY: S.E.C. & ASSOCIATES, INC.	DRAWING #: 2723-LLA.DWG
SURVEYING & ENGINEERING CONSULTANTS P.O. BOX 1337 - PLASTOW, NH 03865 SERVING N.H. & N.A. PHONE: (603)-382-5065 EMAIL: SEC@SECURYSURVEYING.COM	JOB NO. 20-2723



BOUNDARY TIE LINE TABLE		
POINTS	LENGTH	BEARING
A TO B	128.79'	S88°06'16"E
C TO D	91.45'	S53°33'47"E
D TO E	112.79'	S89°13'34"E

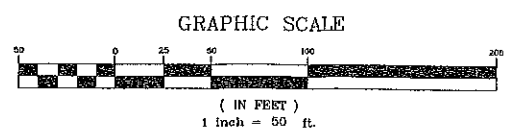


PROPOSED 256-2
 TOTAL AREA
 218,236 SF±
 5.01 AC±
 CONTIGUOUS UPLAND SOILS AREA
 215,360 SF±
 4.94 AC±

EXISTING 256-2
 721,633 SF±
 16.57 AC±
PROPOSED 118-4
 516,181 SF±
 11.85 AC±

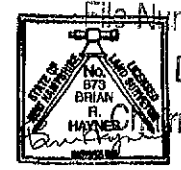
LEGEND

- ▽ OVERHEAD LIGHT
 - ▽ FLOOD LAMP
 - CATCH BASIN
 - DRAIN MANHOLE
 - SEWER MANHOLE
 - STREET LIGHT
 - UTILITY POLE W/OUT
 - SPOT GRADE
 - TIAL BOX
 - SEWER LINE
 - WATER LINE
- EXISTING TIE LINE
 - EDGE OF PAVEMENT
 - EDGE OF WETLANDS
 - 2 FOOT CONTOUR
 - 10 FOOT CONTOUR
 - BOUNDARY LINE
 - STONE WALL
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - GUARD RAIL
 - DRAIN LINE
 - E ELECTRIC & CABLE
- EXISTING GRANITE BOUND
 - EXISTING IRON PIN
 - EXISTING DRILL HOLE



NOTES:
 - FOR ALL PROJECT NOTES, SEE SHEET 1.

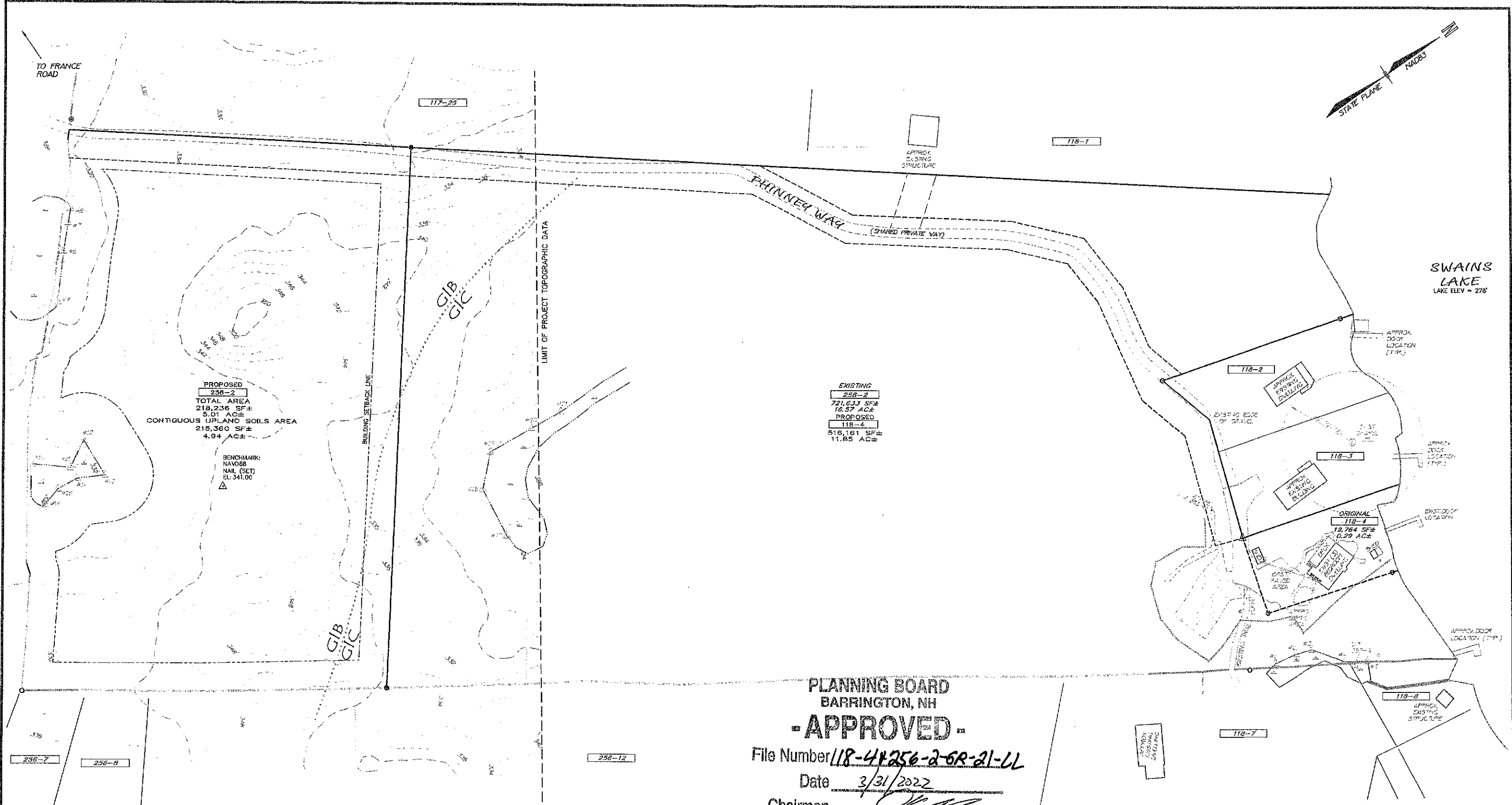
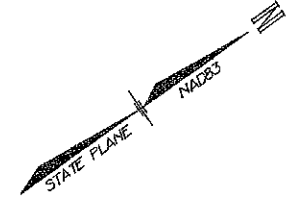
PLANNING BOARD BARRINGTON, NH
 PLANNING BOARD APPROVAL BLOCK
APPROVED



File Number **18-48256-2-GR-21-11**
 Date **3/31/2022**
 Brian R. Haynes, L.L.S. #873

LOT LINE ADJUSTMENT PLAN

PROJECT: TAX LOTS 118-4 & 256-2 #79 PHINNEY WAY & PHINNEY WAY BARRINGTON, NEW HAMPSHIRE	
SCALE: AS NOTED	DRAWN BY: CAZ
DATE: DECEMBER 3, 2021	REVISED: 1. 02-04-2022
OWNER: 118-4 JOSEPH & CHERYL WILSON P.O. BOX 479 #79 PHINNEY WAY BARRINGTON, NH 03825	OWNER: 256-2 JOSEPH WILSON P.O. BOX 1047 EAST HAMPSTEAD, NH 03826
PREPARED BY: S.E.C. & ASSOCIATES, INC.	
SURVEYING & ENGINEERING CONSULTANTS	
P.O. BOX 1337 - PLAINSTOW, NH 03865 • PHONE: (603)-382-5065 SERVING NH & MA • EMAIL: SEC@SEC-SURVEYING.COM	
DRAWING #: 2723-LLA.DWG	JOB NO. 20-2723



PROPOSED
256-2
 TOTAL AREA
 218,236 SF±
 5.01 AC±
 CONTIGUOUS UPLAND SOILS AREA
 215,360 SF±
 4.94 AC±

BENCHMARK:
 NAVD83
 NAIL (SET)
 EL: 341.00

EXISTING
256-2
 721,633 SF±
 16.57 AC±
PROPOSED
118-4
 516,181 SF±
 11.85 AC±

ORIGINAL
118-4
 12,764 SF±
 0.29 AC±

PLANNING BOARD
 BARRINGTON, NH
- APPROVED -

File Number 118-41256-2-GR-21-LL

Date 3/31/2022

Chairman

NOTES:
 * FOR ALL PROJECT NOTES, SEE SHEET 1.

WETLAND NOTES:

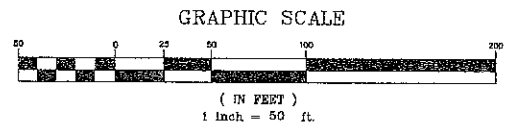
1. THE WETLANDS WERE CLASSIFIED IN ACCORDANCE WITH THE CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, FGDC-SID_004-2013, SECOND EDITION, WETLAND SUBCOMMITTEE, FEDERAL GEOGRAPHIC DATA COMMITTEE AND US FISH AND WILDLIFE SERVICE, WASHINGTON, DC.
2. THE WETLAND CLASSIFICATION AND FUNCTION ASSESSMENT WAS PERFORMED BY TIMOTHY FERWERDA, NH CERTIFIED WETLAND SCIENTIST #013 ON SEPTEMBER 9, 2021.



Timothy J. Ferwerda
 2/28/19

LEGEND

- OVERHEAD LIGHT
- FLOOD LAMP
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- STREET LIGHT
- UTILITY POLE W/GUY
- SPOT GRADE
- MAIL BOX
- SEWER LINE
- WATER LINE
- EXISTING TREE LINE
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- EASEMENT LINE
- STONE WALL
- BOUNDARY LINE
- GUARD RAIL
- DRAIN LINE
- ELECTRIC & CABLE
- EXISTING GRANITE BOUND
- EXISTING IRON PIN
- EXISTING DRILL HOLE



TOPOGRAPHIC PLAN

PROJECT: TAX LOTS 118-4 & 256-2		#79 PHINNEY WAY & PHINNEY WAY		BARRINGTON, NEW HAMPSHIRE	
SCALE: AS NOTED	DRAWN BY: CAZ				
DATE: DECEMBER 3, 2021	REVISED: 1.02-04-2022		2.		
OWNER: 118-4	JOSEPH & CHERYL WILSON	OWNER: 256-2	JOSEPH WILSON	3.	
	P.O. BOX 479		P.O. BOX 1047	4.	
	#79 PHINNEY WAY		EAST HAMPSHIRE, NH 03825	5.	
	BARRINGTON, NH 03825			DRAWING #:	
PREPARED BY: S.E.C. & ASSOCIATES, INC.				2723-LLA.DWG	
SURVEYING & ENGINEERING CONSULTANTS				JOB NO.	
P.O. BOX 1337 - PLAINSTON, NH 03865				20-2723	
PHONE: (603)-362-9065					
FAX: (603)-362-9065					
EMAIL: SEC@SECSURVEYING.COM					