

Project Application

Land Use Department

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

239-90-V-22-SR

Case Number: _____ Project Name: Beckams Childcare Date 7/25/22

Staff Signature required PRIOR to submittal

PRELIMINARY APPLICATION: Preliminary Conceptual Review ___ Design Review ___ Development of Regional Impact ___

FORMAL APPLICATION:

Subdivision Type: Major ___ Minor ___ Conventional ___ Conservation ___
Site Plan Review: Major ___ Minor Conditional Use Permit ___ Sign Permit ___ Boundary Line Adjustment ___ Special Permit ___
Change of Use ___ Extension for Site Plan or Subdivision Completion ___
Amendment to Subdivision/Site Plan Approval ___ Other ___

Project Name: Beckam's Childcare Area (Acres or S.F) _____

Project Address: 83 Calef Road

Current Zoning District(s): Village Map(s) 000239 Lot(s) 000090

Request: Use my current residence for childcare (family group daycare). This included outside property as well.

The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

All contacts for this project will be made through the Applicant listed below.

Owner: Rebecca Santos/Kameron Mahoney

Company _____

Phone: _____ Fax: _____ E-mail: Luvbnamum@gmail.com

Address: 83 Calef Road

Applicant (Contact): Rebecca Santos

Company _____

Phone: _____ Fax: _____ E-mail: Luvbnamum@gmail.com

Address: 83 Calef Road

Developer: _____

Company _____

Phone: _____ Fax: _____ E-mail: _____

Address: _____

Architect: _____

Company _____

Phone: _____ Fax: _____ E-mail: _____

Address: _____

Engineer: _____

Company _____

Phone: _____ Fax: _____ E-mail: _____

Address: _____

Rebecca L. Santos

Owner Signature

Rebecca L. Santos

Applicant Signature

7/25/22

Date

Barbara Bruine

Staff Signature

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TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME Beckams Childcare CASE FILE NUMBER 239-90-V-22-SR

PROJECT LOCATION 83 Cate Road

DATE OF APPLICATION 7/25/22

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: _____ Lot Area Size 1.9 acres

Setbacks: Front _____ Side _____ Rear _____

Parking Spaces Required: _____ Parking Spaces Provided: _____

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

Please see attached paper.

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The project consists of using rooms in my current residence as a family group day care. A family group day care is defined as the following per the NH childcare licensing unit, "an occupied residence in which child day care is provided for less than 24 hours per day, except in emergencies, for 7 to 12 children from one or more unrelated families. The 12 children shall include all children related to the caregiver and any foster children residing in the home, except children who are 10 years of age or older. In addition to the 12 children, up to 5 children attending a full day school program may also be cared for up to 5 hours per day on school days and all day during school holidays."

There will be two full time employees and be licensed for children ages 6 weeks to 12 years. Care will be offered from 7am to 5:30pm Monday thru Friday year round. The purpose of this project is to offer an additional childcare option to community members. We have a few childcare centers and in home daycares in Barrington but it doesn't seem to meet the need of our expanding town. Community and not competition is my belief and I would like to offer a place where young children are safe, loved, and learn the fundamentals prior to attending Kindergarten.

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Site Plan Waiver Request Form

Under Site Plan Regulations 3.9.8-Waivers and Article 8-Waiver Procedure

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Barrington Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Barrington Site Plan Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved site plan.**

Name of Site Plan (See Title Box): Beckam's Childcare

Case Number: _____

Site Location: 83 Cate Road

Zoning District(s): Village

Owner (s): Rebecca L. Santos

Address of Owner(s): 83 Cate Road

Address Line 2: _____

Name of Applicant (if different from owner): _____

Phone Number 603-507-8656

Email Luvbnamum@gmail.com

Land Surveyor: NA

I Rebecca L. Santos seek the following waiver to the Town of Barrington Site Plan regulations for the above case submittal:

3.1.1 Preparer

All site plans shall be prepared and stamped by a Professional engineer. Boundary monuments shall be certified by a licensed land surveyor.

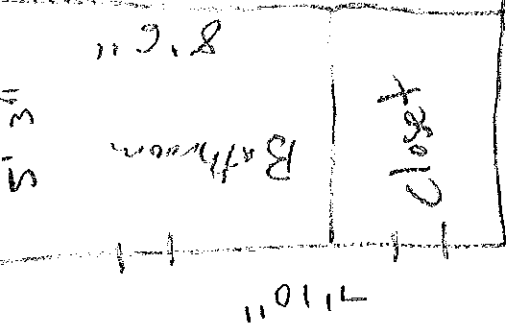
Rebecca L. Santos

Signature of Owner/Applicant

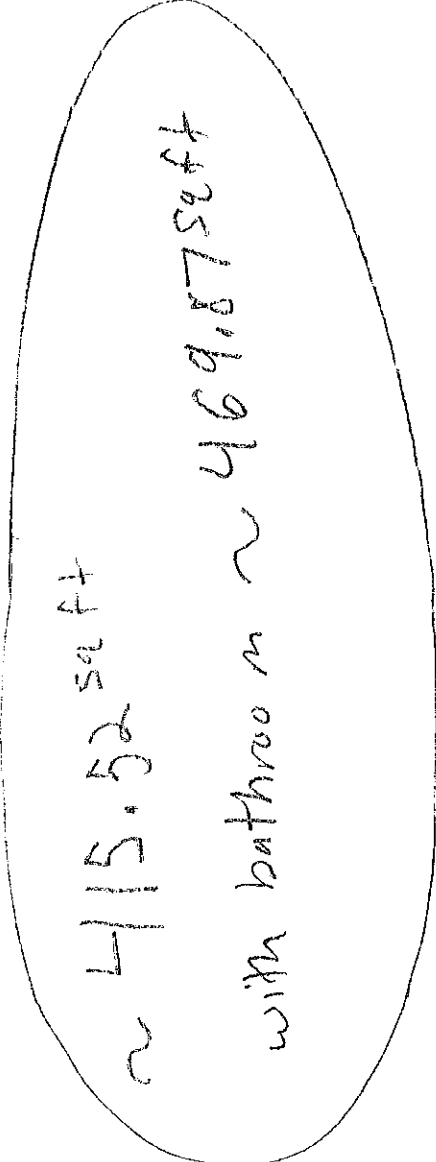
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Kitchen
no child access
without adult help



23'3"



15'9"

Window

Outside

Exit

101

9'7"

No child access to
Bedrooms

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10'3"

13'2"

19'4"

Exit



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Applicant Rebecca Santos Map/Lot# 293/90 Case# 239-90-1-22 SR

**Site Review Application Checklist
Barrington Planning Board**

This checklist is intended to assist applicants in preparing a complete application for site review as required by the Barrington Site Review Regulations and must be submitted along with all site review applications. An applicant seeking site review approval shall be responsible for all requirements specified in the Barrington Site Review Regulations even if said requirements are omitted from this checklist.

An applicant seeking site review approval shall be responsible for providing all the information listed in the column below entitled "Site Review" and should place an "x" in each box to indicate that this information has been provided

SITE REVIEW APPLICATION CHECKLIST	Site Review		Waiver(s)
	Provided	NA	
Check the Appropriate Boxes below:			
Section I. General Requirements			
1. Completed Application Form (2.5.1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Complete abutters list (2.6.3 (5) or 2.5.1 (6))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Payment of all required fees (2.6.3 (4) or 2.5.1 (5))	<input type="checkbox"/>	<input type="checkbox"/>	
4. Three (3) full size sets of plans and twelve (12) sets of plans 11" by 17", submitted with all required information in accordance with the site review regulations and this checklist (2.6.3 (6) or 2.5.1 (7))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Copies of any proposed easement deeds, protective covenants or other legal documents (3.9.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Any waiver request(s) submitted with justification in writing (3.9.8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Completed Application Checklist (2.5.1 (3))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Section II. General Plan Information			
1. Size and presentation of sheet(s) per registry requirements and the site review regulations (3.1.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Title block information: (3.2.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Drawing title (3.2.1 (1))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Name of site plan (3.2.1 (2))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Location of site plan (3.2.1 (3))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Tax map & lot numbers of subject parcel(s) (3.2.1 (4))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. Name & address of owner(s) (3.2.1 (5))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Date of plan (3.2.1 (6))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g. Scale of plan (3.2.1 (7))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
h. Sheet number (3.2.1 (8))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
i. Name, address, & telephone number of design firm (3.2.1 (9))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
j. Name and address of Applicant (3.2.1 (10))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Revision block with provision for amendment dates (3.2.3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Planning Board approval block provided on each sheet to be recorded (3.2.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Certification block (for engineer or surveyor) (3.1.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Match lines (if any)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Zoning designation of subject parcel(s) including overlay districts (3.2.10 (4))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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SITE REVIEW APPLICATION CHECKLIST	Site Review		Waiver(s)
	Provided	NA	
Check the Appropriate Boxes below:			
8. Minimum lot area, frontage & setbacks dimensions required for district(s) 3.2.10(5)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to Identify 100-year flood elevation, locate the elevation (3.2.10 (12))			
10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town." (3.2.10 (16))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Note the following: "Required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through the completion of all construction activities. If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town." (3.2.10(17))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. Note identifying which plans are to be recorded and which are on file at the town.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. Note the following: "All materials and methods of construction shall conform to Town of Barrington Site Review Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction." (3.2.10 (18))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. North arrow (3.2.5)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
15. Floodplains-Location and elevation(s) of one-hundred (100)-year flood zone per FEMA Flood Insurance Study or as determined by drainage study (3.3 (18))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Plan and deed references (3.2.6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. The following notes shall be provided:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Purpose of plan (3.2.10 (1))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Existing and proposed use (3.2.10 (6))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Water Supply source (name of provider (company) if offsite) (3.2.10 (10))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Zoning variances/special exceptions with conditions (3.2.10 (11))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. List of required permits and permit approval numbers (3.2.10 (13))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Vicinity sketch showing 1,000 feet surrounding the site (3.2.8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g. Plan index indicating all sheets (3.2.9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
18. Boundaries-existing lot boundary defined by metes and bounds (3.3 (1))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
19. Boundary monuments (3.3 (4))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Monuments found (4.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Map number and lot number, name addresses, and zoning of all abutting land owners (3.3 (5))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Monuments to be set (3.3 (4) & 4.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
20. Existing streets: (3.3 (6))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Name labeled	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Status noted or labeled	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Right-of-way dimensioned	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Pavement width dimensioned	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
21. Municipal boundaries (If any) (3.3 (7))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
22. Existing easements (Identified by type) (3.3 (8))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Drainage easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Slope easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Utility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Temporary easement(s) (Such as temporary turnaround)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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SITE REVIEW APPLICATION CHECKLIST	Site Review		Waiver(s)
	Provided	NA	
Check the Appropriate Boxes below:			
e. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Vehicular & pedestrian access easements(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g. Visibility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
h. Fire pond/cistern(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
i. Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
j. Walking trail easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a) Other easement(s) Note type(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
23. Designation of each proposed lot (by Map & Lot numbers as provided by the assessor)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
24. Area of each lot being developed (in acres & square feet): (3.3 (9))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Existing lot(s) (3.3 (9))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Contiguous upland(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
25. Wetland delineation (including Prime Wetlands): (3.3 (13))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Limits of wetlands (3.3 (13))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Wetland delineation criteria (3.3 (13))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Wetland Scientist certification (3.3 (13))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
26. Owner's signature(s) (3.3 (14))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
27. All required setbacks (3.3 (15))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
28. Physical features	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Buildings (3.3 (21))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Wells (3.3 (16))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Septic systems (3.3 (16))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Stone walls (3.3 (16))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. Paved drives (3.3 (16))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Gravel drives (3.3 (16))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
29. Location & name (if any) of any streams or water bodies (3.3 (17))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
30. Location of existing overhead utility lines, poles, towers, etc. (3.3 (19))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
31. Two-foot contour interval topography shown over all subject parcel (3.3 (3))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
32. Map & Lot #s, name, addresses, & zoning of all abutting land owners (3.3 (5))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
33.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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APPLICATION AGREEMENT

I hereby apply for Site Plan Review and acknowledge I will comply with all of the Ordinances of the Town of Barrington, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the Site Plan Review or Application specifications are incomplete, the Application will be considered rejected.

In consideration for approval and the privileges accruing thereto, the subdivider thereby agrees:

- E. To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions which become apparent during construction of the site plan review.
- E. To post all streets "Private" until accepted by the Town and to provide and install street signs as approved by the Selectmen of the Town for all street intersections.
- E. To give the Town on demand, proper deeds for land or rights-of-way reserved on the plat for streets, drainage, or other purposes as agreed upon.
- E. To save the Town harmless from any obligation it may incur or repairs it may make, because of my failure to carry out any of the foregoing provisions.
- E. Mr/Mrs Rebecca Santos of 83cate Rd The owners, by the communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: Rebecca L. Santos

Signature of Developer: _____

Technical Review Signatures: _____

Town Engineer/Planner Approval Signature: Annun Thiri The owners, by the filing of this application as indicated above, hereby give permission for any member of the Barrington Planning Board, the Town Engineer, The Conservation Commission and such agents or employees of the Town or other person as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, test and inspections as may be appropriate.

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(Refusal to sign this permission form does not invalidate an application, but the Planning Board may not be able to make an informed decision regarding unseen lands with potential areas of concerns).

Signature of Owner: Rebecca L. Santos

Note: The developer/individual in charge must have control over all project work and be available to the Road Agent and Code Enforcement Officer during the construction phase of the project. The Road Agent and Code Enforcement Officer must be notified within two (2) working days of any change by the individual in charge of the project.

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