

Project Application

Land Use Department

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

216-1-GR-22-(3) Sub

Case Number: _____ Project Name: Noble Homes, LLC (Rte. 126) Date 2-9-22

Staff Signature required PRIOR to submittal

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

FORMAL APPLICATION:

Subdivision Type: Major _____ **Minor X** 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: Noble Homes Rte, 126 residential development Area (Acres or S.F) _____

Project Address: Rte 126 (Parker Mtn Road)

Current Zoning District(s): General Residential Map(s) 216 Lot(s) 1

Request: Subdivide 10.66 acres into 3 residential lots with a common driveway servicing all lots

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: Shane Carter
Company Noble Homes, LLC
Phone: 603-303-7206 Fax: 603-462-2669 E-mail: scarter@ridgeview-construction.com
Address: P.O. Box 185, Deerfield, NH 03037

Applicant (Contact): Scott Frankiewicz
Company New Hampshire Land Consultants, PLLC
Phone: 603-942-9220 Fax: NA E-mail: scott@nhlandconsultants.com
Address: 683C First NH Turnpike, Northwood, NH 03261

Developer: Same as Owner
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Architect: _____
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Engineer: Scott R Frankiewicz, LLS
Company New Hampshire Land Consultants, PLLC
Phone: 603-942-9220 Fax: NA E-mail: scott@nhlandconsultants.com
Address: 683C First NH Turnpike, Northwood, NH 03261

Owner Signature
Barbara Irvine
Staff Signature

Applicant Signature
[Signature]
Date 2/9/2022

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TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME Noble Homes Rte. 126 Res. Subdivision CASE FILE NUMBER 216-1-6A-22-(3)Sub

PROJECT LOCATION Rte 126 (Parker Mtn Road)

DATE OF APPLICATION February 9, 2022

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: General Residential Dist. Lot Area Size 10.66 acres

Setbacks: Front 40' Side 30' Rear 30'

Parking Spaces Required: _____ Parking Spaces Provided: _____

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

The proposal is to subdivide Tax Map 216 Lot 1, a 10.66 acres parcel with 885'+ of road frontage along Rte. 126 (Parker Mtn. Road), into three residential parcels. The lots will be 5.0 acres (lot 1), 2.59 acres (lot 1.01) and 3.07 acres (lot 1.02). The property is in the General Residential Zoning District and all lots will meet the requirements of said district. The three parcels will be serviced by a common driveway, individual wells, private leachfields and the utilities will be underground. A Special Exception from Article 4.1.2 Lot Frontage, which permits lot access from a side of the lot other than the street frontage, was submitted and approved by the Zoning Board of Adjustment on December 15, 2021. We are proposing a 16 wide common driveway with 2' shoulders through lots 1 & 1.01 and reducing the width to 12' where the driveway only services lot 1.02. We are also proposing a turn around for fire truck access on lot 1.01 and a small detention area, for the increased stormwater from the common driveway, prior to discharging into an existing culvert located under Rte. 126. The common driveway is within 250' of the Isinglass River and will require a NHDES shoreland permit and IRLAC (Isinglass River Local Advisory Committee) review. The homes are proposed to be located more than 250' from the Isinglass River and therefore will not require any further permitting other than septic designs.

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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): Noble Homes, LLC (Shane Carter)

Case Number: _____

Site Location: Rte. 126 (Parker Mtn. Road)

Zoning District(s): General Residential

Owner (s): Noble Homes, LLC (Shane Carter)

Address of Owner(s): P.O. Box 185, Deerfield, NH 03037

Address Line 2: _____

Name of Applicant (if different from owner): Same as Owner

Phone Number _____ Email _____

Land Surveyor: New Hampshire Land Consultants, PLLC (Scott Frankiewicz)

I Noble Homes, LLC seek the following waiver to the Town of Barrington Site Plan regulations for the above case submittal:

Article 14 (Utility Design Standards) Section 14.1.1 Underground Utilities

To waive the requirement of underground utilities for a portion of the site. The developer plans to bring overhead utilities in for the first 250' of the common driveway and then go underground. All house will be serviced underground utilities.

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Signature of Owner/Applicant

Date

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): Noble Homes, LLC (Shane Carter)

Case Number: _____

Site Location: Rte. 126 (Parker Mtn Road)

Zoning District(s): General Residential

Owner (s): Noble Homes, LLC (Shane Carter)

Address of Owner(s): P.O. Box 182, Deerfield, NH 03037

Address Line 2: _____

Name of Applicant (if different from owner): Same as Owner

Phone Number _____ Email _____

Land Surveyor: New Hampshire Land Consultants, PLLC (Scott Frankiewicz)

I Noble Homes, LLC (Shane Carter) seek the following waiver to the Town of Barrington Site Plan regulations for the above case submittal:

Article 3 (Site Plan Specifications & Documents) Section 3.2.7

Legends are shown on sheet 1-5 and we are requesting a waiver from showing a legend on sheets 9-16. Sheets 6-9 are various detail sheets.

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Signature of Owner/Applicant

Date

OWNER OF RECORD/APPLICANT

NOBLE HOMES, LLC
P.O. BOX 185
DEERFIELD, NH 03037

ABUTTERS

BRIAN & JENNIFER MIDDAUGH
15 BOULDER DRIVE
BARRINGTON, NH 03825

FAIRWAY HEIGHT HOMEOWNERS
P.O. BOX 341
BARRINGTON, NH 03825

KENNETH NEWBURY
27 BOULDER DRIVE
BARRINGTON, NH 03825

CLAY & CHRISTINE DERRYBERRY
35 BOULDER DRIVE
BARRINGTON, NH 03825

MICHAEL O'CONNELL REV. TR. 2009
36 OLD FRENCH MILL
BARRINGTON, NH 03825

HILLARY BEDFORD PARKHURST
4 PILOT ROCK LANE
RIVERSIDE, CT 06878

MATTHEW ROY
137 PARKER MTN ROAD
BARRINGTON, NH 03825

FRANKLIN RESOURCE GROUP
88 STAGE COACH ROAD
BARRINGTON, NH 03825

NHDOT
P.O. BOX 483
CONCORD, NH 03301

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PROFESSIONALS

NEW HAMPSHIRE LAND CONSULTANTS
683C FIRST NH TURNPIKE
NORTHWOOD, NH 03261

WEST ENVIRONMENTAL
48 STEVENS HILL ROAD
NOTTINGHAM, NH 03290

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Applicant: _____ Case #: _____

**Subdivision, Site Review, and Lot Line Adjustment Application Checklist
Barrington Planning Board
Adopted January 20, 2009**

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

An applicant seeking subdivision approval shall be responsible for providing all the information listed in the column below entitled "Subdivision" and should place an "X" in each box to indicate that this information has been provided. If an item is considered unnecessary for certain applications the "NA" box should be marked instead indicating "Not Applicable". Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

Check The Appropriate Box or Boxes Below:		Provided	NA		
<input type="checkbox"/> Lot Line Relocation See Section I & II	<input type="checkbox"/> Site Plan See Sections I & II				
Section I: General Requirements					
1. Completed Application Form		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. Complete abutters list		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Payment of all required fees		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Five (5) full size sets of plans and six (6) sets of plans 11" by 17" submitted with all required information in accordance with the subdivision regulations and this checklist		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Copies of any proposed easement deeds, protective covenants or other legal documents		<input type="checkbox"/>	<input type="checkbox"/>		Pending
6. Any waiver request(s) submitted with justification in writing		<input type="checkbox"/>	<input type="checkbox"/>		
7. Technical reports and supporting documents (see Sections IX & X of this checklist)		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Completed Application Checklist		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Section II: General Plan Information					
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. Title block information:		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Drawing title		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Name of subdivision		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Location of subdivision		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Tax map & lot numbers of subject parcel(s)		<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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Application Checklist

Barrington Subdivision Regulations

e. Name & address of owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Date of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Scale of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
h. Sheet number	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
i. Name, address, & telephone number of design firm	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
j. Name and address of applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Revision block with provision for amendment dates	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Planning Board approval block provided on each sheet to be recorded	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Certification block (for engineer or surveyor)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6. Match lines (if any)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Zoning designation of subject parcel(s) including overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Minimum lot area, frontages & setback dimensions required for district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."	<input checked="" type="checkbox"/>	<input 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."	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Note identifying which plans are to be recorded and which are on file at the town.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. Note the following: "All materials and methods of construction shall conform to Town of Barrington Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14. North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
16. Plan and deed references	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
17. The following notes shall be provided:	<input type="checkbox"/>	<input type="checkbox"/>		
a. Purpose of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Existing and proposed use	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Water supply source (name of provider (company) if offsite)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Zoning variances/special exceptions with conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e. List of required permits and permit approval numbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Vicinity sketch showing 1,000 feet surrounding the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Plan index indicating all sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
18. Boundary of entire property to be subdivided	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
19. Boundary monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Monuments found	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Map number and lot number, name addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Monuments to be set	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
20. Existing streets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Name labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Status noted or labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Right-of-way dimensioned	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Pavement width dimensioned	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
21. Municipal boundaries (if any)	<input type="checkbox"/>	<input type="checkbox"/>		

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Application Checklist

Barrington Subdivision Regulations

22. Existing easements (identified by type)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
A) Drainage easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
B) Slope easements(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
C) Utility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
D) Temporary easement(s) (Such as temporary turnaround)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
E) No-cut zone(s) along streams & wetlands (as may be requested by the	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
F) Conservation Commission)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
G) Vehicular & pedestrian access easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
H) Visibility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
I) Fire pond/cistern(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
J) Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
K) Walking trail easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
a) Other easement(s) Note type(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
24. Area of each lot (In acres & square feet):	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Existing lot(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Contiguous upland(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
25. Wetland delineation (including Prime Wetlands):	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Limits of wetlands	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Wetland delineation criteria	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Wetland Scientist certification	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
26. Owner(s) signature(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
27. All required setbacks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
28. Physical features	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Buildings	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Walls	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Septic systems	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
d. Stone walls	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
e. Paved drives	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
f. Gravel drives	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
29. Location & name (if any) of any streams or water bodies	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
30. Location of existing overhead utility lines, poles, towers, etc.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
31. Two-foot contour interval topography shown over all subject parcels	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
32. Map and lot numbers, name, addresses, and zoning of all abutting land owners	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Section III					
Proposed Site Conditions Plan					
(Use Sections I General Requirements & Section II General Plan Information)					
1. Surveyor's stamp and signature by Licensed Land Surveyor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
2. Proposed lot configuration defined by metes and bounds	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Drainage easement(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Slope easement(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Utility easement(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
d. Temporary easement(s) (such as temporary turnaround)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
e. Roadway widening easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
f. Walking trail easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other easement(s) Note type(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Area of each lot (In acres & square feet):	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Total upland(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

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Barrington Subdivision Regulations

b. Contiguous uplands(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Proposed streets:	<input type="checkbox"/>	<input type="checkbox"/>		
a. Name(s) labeled	<input type="checkbox"/>	<input type="checkbox"/>		
b. Width of right-of-way dimensioned	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Pavement width dimensioned	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6. Source and datum of topographic information (USGS required)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Soil Conservation Service (SCS) soil survey information	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. Location, type, size & inverts of the following (as applicable):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Existing water systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Existing drainage systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Existing utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
11. Location of all water wells with protective radii as required by the NH Department Of Environmental Services (meeting Town and NHDES setback requirements)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Existing tree lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. Existing ledge outcroppings & other significant natural features	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14. Drainage, Erosion and Sediment Control Plan(s) containing all of the requirements specified in Section 16.3.2 (Final Plan Requirements) of the Subdivision Regulations	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Section IV				
Construction Detail Drawings				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Barrington Highway Department requirements, and Subdivision Regulations	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
1. Typical cross-section of roadway	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. Typical driveway apron detail	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Curbing detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Guardrail detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5. Sidewalk detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Traffic signs and pavement markings	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7. Drainage structure(s):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Outlet protection riprap apron	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. Level spreader	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Treatment swale	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Typical section at detention basin	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Typical pipe trench	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. Fire protection details	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14. Erosion control details:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
15. Construction Notes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Construction sequence	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Erosion control notes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Landscaping notes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Water system construction notes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e. Sewage system construction notes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Existing & finish centerline grades	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Proposed pavement - Typical cross-section	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
h. Right-of-way and easement limits	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
i. Embankment slopes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
j. Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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Barrington Subdivision Regulations

Section V Supporting Documentation If Required			
1. Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Stormwater management report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Traffic Impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Environmental impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Hydrogeologic study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Fiscal Impact study provided	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Site Inventory and Conceptual Development Plan (from preliminary Conservation Subdivision review only)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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APPLICATION AGREEMENT

I hereby apply for Subdivision 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 subdivision Plan 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 subdivision.
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 _____ of _____ to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: _____

Signature of Developer: _____

Technical Review Signatures: _____

Town Engineer/Planner Approval Signature: _____ The owners, by the filing of this application as indicated above, hereby give permission for any member of the Barrington Planning Board, the Town Engineer, The Conservation Commission and such agents or employees of the Town or other persons 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: _____

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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LAND USE OFFICE

ADMINISTRATIVE AND REVIEW FEES

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