

Project Application

Land Use Department

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

269-7-GR-22-2Sub
Case Number: _____ Project Name: 2 lot Subdivision Date: 5/17/2022

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: Subdivision for James W. Haley Area (acres or S.F.) 40.8 +/- acres

Project Address: 366 Old Concord Turnpike, Barrington, NH

Current Zoning District(s): General Residential Map(s) 269 Lot(s) 7

Request: Create 1 new lot.

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: James W. Haley

Company: _____

Phone: 603-866-9026 Fax: _____ E-mail: _____

jameswaldronhaley@gmail.com

Address: 366 Old Concord Turnpike, Barrington, NH 03825

Applicant (Contact): Joel D. Runnals

Company: Norway Plains Associates, Inc.

Phone: 603-335-3948 Fax: 603-332-0098 E-mail: jrunnals@norwayplains.com

Address: PO Box 249, Rochester, NH 03866

Architect: _____

Company: _____

Phone: _____ Fax: _____ E-mail: _____

Address: _____

Land Surveyor: Joel D. Runnals, LLS

Company: Norway Plains Associates, Inc.

Phone: _____ Fax: _____ E-mail: _____

Address: _____

James W. Haley
Owner Signature

Joel D. Runnals
Applicant Signature

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MAY 17 2022

Barbara Drvine
Staff Signature

5/17/2022
Date

LAND USE OFFICE

TOWN OF BARRINGTON - LAND USE DEPARTMENT

Project Narrative:

Project Name: Subdivision for James W. Haley Case File # 269-7-GR-22-(2) Sub

Project Location: Old Concord Turnpike, Two Mile Road and Hall Road, Barrington, NH & McDaniel Road, Nottingham, NH

Tax Map 269, Lot 7

Date of Application: May 18, 2022

Property Details:

Undeveloped land

Current Zoning: General Residential Lot Area Size: 40.8 +/- acres.

Setbacks; Front= 40' Side= 30' Rear= 30'

Description of the project, it's purpose and intent:

We are proposing to subdivide tax map 269, lot 7 and create one new lot (269-7-1). Lot 7-1 will be 2.2 acres with the remaining lot 7 being 38.6 +/- acres. Lot 7-1 will remain undeveloped. The new lot will be located on the Hall Road section.

Some of Lot 7 is in conservation. The reference plan 1 (SCRD plan 102-58 & 59) shows the entire boundary and conservation land. Copies of these plans are included with the application. We are requesting a waiver for resurveying the entire property again.

The plan shows an Area of Interest (AOI) that was mapped for wetlands and topography. The AOI exceeds 4 acres and we are requesting a waiver for the remaining parcel. In the AOI we have also performed 3 test pits.

Lot 7-1 will need NHDESWS subdivision approval.

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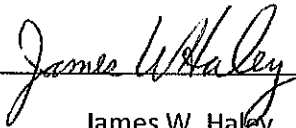
MAY 17 2022

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APPOINTMENT OF REPRESENTATION

I, James W. Haley, authorize representatives of Norway
Plains Associates, Inc., to represent me before such Boards,
Departments, Commissions and Agencies in the Town of
Barrington, NH as they may pertain to the application, public hearing,
and plans by Norway Plains Associates, Inc.,
(Subdivision of Land prepared for James W. Haley and dated May 2022).

Date: 5/17/22

By: 
James W. Haley

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NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS • SEPTIC SYSTEM DESIGNERS • ENGINEERS • TRANSPORTATION PLANNERS

PO Box 249
Continental Blvd. (03867)
Rochester, NH 03866-0249
Fax (603)332-0098
Phone (603) 335-3948 / (800) 479-3948
jrunnals@norwayplains.com



PO Box 268
31 Mooney St.
Alton, NH 03809
www.norwayplains.com
Phone & Fax (603) 875-3948

May 16, 2022

Mr. Andrew Knapp, Chairman
Town of Barrington Planning Board
P.O. Box 660
333 Calef Hwy
Barrington, NH 03825

RE: Waiver Request from Subdivision Regulations

Subdivision Plan prepared for James W. Haley, Tax Map 269, Lot 7.

Dear Chairman,

This letter is to request waivers from portions of the Town of Barrington Subdivision Regulations.

5.3 Specific Plan Information

5.3.1(5) Surveyed property lines...of the entire parcel.

Reason: The reference plans shows a survey of the entire parcel and is recorded at the SCRD.

5.3.1(6) Existing grades...

Reason: Our waiver request is to show topography in the area of interest being developed and not on the remaining 40 acres or on abutting lots.

5.3.1(8) The estimated location and use of all existing structures...on the site and within 100' of the site.

Reason: Our waiver request is to show only those structures that are in the area of interest being developed and not on the remaining 40 acres or on abutting lots.

5.3.1(9) Natural features...

Reason: Our waiver request is to show only the natural features that are in the area of interest being developed and not on the remaining 40 acres.

5.3.1(10) Man-made features...

Reason: Our waiver request is to show only those structures that are in the area of interest being developed and not on the remaining 40 acres or on abutting lots.

5.3.1(11) The size and location of all existing public and private utilities...

Reason: We are showing poles along our frontage but not the overhead wires. The plan already has enough lines without adding to the confusion with more lines.

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5.3.2 Proposed Site Conditions

5.3.2(16) Monuments

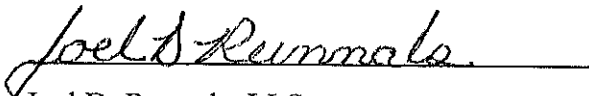
We are requesting that only the proposed lots lines be monumented and those monuments be either re-bars or drill holes and not bounds.

Reason: All the proposed corners are near stonewalls and the time and cost to set bounds would not be reasonable.

Please contact me with any questions or concerns regarding these waivers.

Respectfully Submitted

Norway Plains Associates, Inc.

A handwritten signature in cursive script that reads "Joel D. Runnals". The signature is written in black ink and is positioned above a horizontal line.

Joel D. Runnals, LLS

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Applicant: JAMES W. HALEY SUBDIVISION PLAN Case# 269-7-GR-23-(2) Sub
 DATED MAY 2022

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:						
<input type="checkbox"/> Lot Line Relocation See Section I & II	<input type="checkbox"/> Site Plan See Sections I & II	<input checked="" type="checkbox"/> Subdivision Plan See Sections I, II, III, IV & V	Provided	NA		
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 SEE SCRIP BOOK 3955, PAGE 18			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6. Any waiver request(s) submitted with justification in writing			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7. Technical reports and supporting documents (see Sections IX & X of this checklist)			<input type="checkbox"/>	<input checked="" 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 22" x 34"			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. Title block information:			<input 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

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

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Application Checklist

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 type="checkbox"/>			
2. Stormwater management report	<input type="checkbox"/>	<input type="checkbox"/>			
3. Traffic impact analysis	<input type="checkbox"/>	<input type="checkbox"/>			
4. Environmental impact assessment	<input type="checkbox"/>	<input type="checkbox"/>			
5. Hydrogeologic study	<input type="checkbox"/>	<input type="checkbox"/>			
6. Fiscal impact study provided	<input type="checkbox"/>	<input 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 type="checkbox"/>			
8. Site inventory and Conceptual Development Plan (from preliminary Conservation Subdivision review only)	<input type="checkbox"/>	<input type="checkbox"/>			

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Application Checklist

Barrington Subdivision Regulations

(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: _____

James W. Haley

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.

ADMINISTRATIVE AND REVIEW FEES

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ABUTTERS LIST

**JAMES W. HALEY – SUBDIVISION OF MAP 269, LOT 7
HALL ROAD & TWO MILE ROAD – BARRINGTON, NH**

MAP/LOT: 269/7 **APPLICANT:** James W. Haley **NAME & MAILING ADDRESS:** 366 Old Concord Turnpike Barrington, NH 03825

BARRINGTON ABUTTERS:

MAP/LOT:	NAME	MAILING ADDRESS
267/13	Barrington Oaks Coop Inc.	5 Barrington Oaks MHP Barrington, NH 03825
267/13 #31	Billy B. & Donna M. Brown	8 Goldfinch Drive Barrington, NH 03825
267/13 #57	Robert & Jeanne Huffman	PO Box 349 Barrington, NH 03825
267/13 #58	Mikaela A. Ritter	56 Cardinal Way Barrington, NH 03825
267/13 #59	William D. Marie	76 Cardinal Way Barrington, NH 03825
267/13 #60	Fern B. Letourneau	84 Cardinal Way Barrington, NH 03825
267/13 #61	Jody A. Hicking	11 Goldfinch Road Barrington, NH 03825
267/13 #62	Sandra R. Snow Rev Trust	3 Goldfinch Road Barrington, NH 03825
267/14	Dennis & Ann Kost	581 Hall Road Barrington, NH 03825
267/24	James S. Smith	117 Highland Ridge Road Barrington, NH 03825
267/25	Sheila & George Mahon	9 Highland Ridge Road Barrington, NH 03825
267/46	Ryan & Amanda Sheehan	689 Hall Road Barrington, NH 03825
267/47	Mark & Lindsey Ayotte	703 Hall Road Barrington, NH 03825
269/04	Keenan Al Hojerry	7 Sinclair Drive Exeter, NH 03833
269/05	John & Ruth Lamontagne	124 Highland Ridge Road Barrington, NH 03825
269/08	James & Carina Haley	(Applicant)

NOTTINGHAM ABUTTERS:

MAP/LOT:	NAME	MAILING ADDRESS
06/12	Curwood Revocable Trust Stephen T. Curwood, Trustee	102 Mitchell Road Nottingham, NH 03290
06/14	James W. & Carina C. Haley	(Applicant)
06/15	James W. Haley	(Applicant)
06/15-2	James W. Haley	(Applicant)
06/15-3	Keenan Al Hojerry	(same as Barrington 269/04)
06/16	Jeffrey Cole Builders, LLC	140 Raymond Road Nottingham, NH 03290

PROFESSIONAL CONTACTS:

Agent: Joel Runnals, LLS Norway Plains Associates, Inc.
PO Box 249
Rochester, NH 03866-0249

C.W.S.: Marc E. Jacobs PO Box 417
CWS, CSS Greenland, NH 03840-0417

Other: Town of Nottingham PO Box 114
Nottingham, NH 03290-114

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