

## Subdivision Plan Waiver Request Form

*Under Subdivision Plan Regulations 5.3-Request for Waivers, 8.1-Waivers for Specific Plan Submission Requirements and 11.1-General Waiver Provision*

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 Subdivision Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Strafford County Registry of Deeds.**

Name of Subdivision Plan (See Title Box):

SUBDIVISION PLAN PREPARED FOR JAMES W. HALEY

Case Number: \_\_\_\_\_

Site Location: HALL ROAD

Zoning District(s): GR

Owner (s): JAMES W. HALEY

Address of Owner(s): 366 OLD CONCORD TURNPIKE, BARRINGTON, NH

Address Line 2: \_\_\_\_\_

Name of Applicant (if different from owner): \_\_\_\_\_

Phone Number 603 335 3948

Email JKUNNALS@NORWAYPLAINS.COM

Land Surveyor: JOEL D. RUNNALS

I JOEL D. RUNNALS seek the following waiver to the Town of Barrington Subdivision Regulations for the above case submittal:

SEE ATTACHED LETTER

Joel D. Runnals

Signature of Owner/Applicant

06-01-22

Date

# NORWAY PLAINS ASSOCIATES, INC.

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June 01, 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. This is a waiver to show the entire boundary on our plan. The referenced plan does include the remaining boundary. Not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations since there is a recorded plan with remaining boundary lines.

### 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. Not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. When Lot 47 was subdivided in 2018, a plan was approved showing a 2-acre area with topography, wetlands, and test pits. See attached plan.

### 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. The applicant would need to get permission from all the abutters within 100' of the subject parcel and have the surveyors located and draft these site features. Not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations

### 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. Not granting the waiver would pose an unnecessary

hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations

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. Not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations

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. Not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations

5.3.2 Proposed Site Conditions

5.3.2(16) Monuments

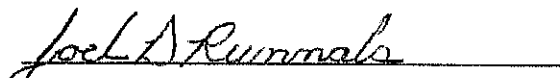
We are requesting that only the proposed lots lines be monumented and those monuments be either re-bars or drill holes and not bounds.

Reason: All the proposed corners are near stonewalls and the time and cost to set bounds would not be reasonable. Not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations

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

Respectfully Submitted

**Norway Plains Associates, Inc.**

  
Joel D. Runnals, LLS

