

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-Design

Case Number: _____ Project Name: Noble Homes, LLC (Rte 126) Date 1-12-22

Staff Signature required PRIOR to submittal

PRELIMINARY APPLICATION: Preliminary Conceptual Review _____ Design Review X 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) 10.66 AC

Project Address: Rte 126 (Parker Mtn. Road)

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

Request: Subdivide 10+ 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 Frankiewicz, L.L.S
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

[Signature]
Owner Signature
Barbara Arwin
Staff Signature

[Signature]
Applicant Signature
1/12/2022
Date

JAN 12 2022

LAND USE OFFICE

TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME Noble Homes Rte. 126 Res. Subdivision CASE FILE NUMBER 216-1-GR-22-Design

PROJECT LOCATION Rte 126 (Parker Mtn Road)

DATE OF APPLICATION January 12, 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 18' wide common driveway 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 septic designs.

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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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PLANNING OFFICE

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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