

Project Application

Land Use Department

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

265-1112-RC-22-9.6

Case Number: _____ Project Name: Rock Iron Repair Date 11/28/22

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: Rock Iron Repair Area (Acres or S.F.) 152,210 sf

Project Address: Calef Highway

Current Zoning District(s): Regional Commercial Map(s) 265 Lot(s) 11,12

Request: _____

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: Jeff Sullivan
Company Rock Iron Repair
Phone: 603-817-1030 Fax: _____ E-mail: rockironrepair@yahoo.com
Address: 224 Old Turnpike Rd. Nottingham, NH 03291

Applicant (Contact): Jeff Sullivan
Company Rock Iron Repair
Phone: 603-817-1030 Fax: _____ E-mail: rockironrepair@yahoo.com
Address: 224 Old Turnpike Rd. Nottingham, NH 03291

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

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

Engineer: Barry Gier
Company Jones & Beach Engineers, Inc
Phone: 603-772-4746 Fax: _____ E-mail: bgier@jonesandbeach.com
Address: 85 Portsmouth Ave. Stratham, NH 03885

Barry W. Gier
Owner Signature

Barry W. Gier
Applicant Signature

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Barbara Gier
Staff Signature

11/28/22
Date

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TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME: Rock Iron Repair

CASE FILE NUMBER 265-11412-RC-22-9.6

PROJECT LOCATION: Calef Highway

DATE OF APPLICATION 11/28/22

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: Regional Commercial Lot Area Size: 3.49 Acres

Setbacks: Front 76.19' Side 32' Rear 85.68'

Parking Spaces Required: 9 Parking Spaces Provided: 9

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

The intent of this project is to construct a commercial welding and repair facility. Facility to include 2 buildings containing a total of 7,080 S.F. with associated parking and drives.

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Applicant Jeffrey Sullivan

Map/Lot# 265/11 & Case# 265-11-12-RC-22-9.0
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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 (6) 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Copies of any proposed easement deeds, protective covenants or other legal documents (3.9.1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Any waiver request(s) submitted with justification in writing (3.9.8)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Completed Application Checklist (2.5.1 (3))	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Title block information: (3.2.1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Drawing title (3.2.1 (1))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Name of site plan (3.2.1 (2))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Location of site plan (3.2.1 (3))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Tax map & lot numbers of subject parcel(s) (3.2.1 (4))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Name & address of owner(s) (3.2.1 (5))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Date of plan (3.2.1 (6))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Scale of plan (3.2.1 (7))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
h. Sheet number (3.2.1 (8))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
i. Name, address, & telephone number of design firm (3.2.1 (9))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
j. Name and address of Applicant (3.2.1 (10))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Revision block with provision for amendment dates (3.2.3)	<input checked="" type="checkbox"/>	<input 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 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 (3.2.10 (4))	<input type="checkbox"/>	<input type="checkbox"/>	x

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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 type="checkbox"/>	X
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation (3.2.10 (12))		<input checked="" 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." (3.2.10 (16))	<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." (3.2.10(17))	<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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
14. North arrow (3.2.5)	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	X
17. The following notes shall be provided:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Purpose of plan (3.2.10 (1))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Existing and proposed use (3.2.10 (6))	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Water Supply source (name of provider (company) if offsite) (3.2.10 (10))	<input type="checkbox"/>	<input type="checkbox"/>	X
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 type="checkbox"/>	X
f. Vicinity sketch showing 1,000 feet surrounding the site (3.2.8)	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	X
19. Boundary monuments (3.3 (4))	<input type="checkbox"/>	<input type="checkbox"/>	X
a. Monuments found (4.2)	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Map number and lot number, name addresses, and zoning of all abutting land owners (3.3 (5))	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Monuments to be set (3.3 (4) & 4.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
20. Existing streets: (3.3 (6))	<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) (3.3 (7))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
22. Existing easements (identified by type) (3.3 (8))	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	X
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
a.	Limits of wetlands (3.3 (13))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b.	Wetland delineation criteria (3.3 (13))	<input type="checkbox"/>	<input type="checkbox"/>	X
c.	Wetland Scientist certification (3.3 (13))	<input type="checkbox"/>	<input type="checkbox"/>	X
26.	Owner's signature(s) (3.3 (14))	<input type="checkbox"/>	<input type="checkbox"/>	X
27.	All required setbacks (3.3 (15))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
28.	Physical features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a.	Buildings (3.3 (21))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b.	Wells (3.3 (16))	<input type="checkbox"/>	<input type="checkbox"/>	X
c.	Septic systems (3.3 (16))	<input type="checkbox"/>	<input type="checkbox"/>	X
d.	Stone walls (3.3 (16))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e.	Paved drives (3.3 (16))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f.	Gravel drives (3.3 (16))	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	X
31.	Two-foot contour interval topography shown over all subject parcel (3.3 (3))	<input checked="" type="checkbox"/>	<input 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 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 _____ of _____ The owners, by the communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: _____

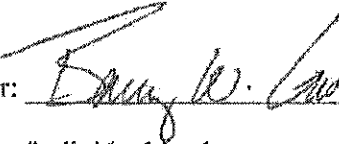
Signature of Developer: _____

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 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: 

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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