



BERRY SURVEYING & ENGINEERING

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September 21, 2022

Town of Barrington Planning Board
333 Calef Highway
Barrington, NH 03825
RE: Gibb Subdivision
Waiver Request – for boundary markers
Scruton Pond Road
Tax Map 223, Lot 9

Dear Chairman and Members of the Barrington Planning Board,

In accordance with the subdivision standards Article 8, 8.1 General Waiver Provision, the following waiver is hereby requested:

1. Identification of Waiver Request:

- Setting of boundary monuments on existing property lines every 300’.

2. Explanation:

The requirement found in Section 8.8 state “Monuments for the lot being developed shall be placed not more than 300 feet apart in any straight line”. It is our request to waive this requirement for the existing boundary lines of the parcel. Please see the sketch at the end of this document for clarification.

3. Waiver Justification:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

The intent of the rule is to ensure that property owners know where their boundary lines fall. In this case the property is surrounded largely by the former railroad bed (which is still utilized as a trail), a roadway, and a prime wetland. We plan to set monuments per the regulation at all new boundary corners and on all new boundary lines that are longer than 300’. We feel that, given the natural boundary markers as described above, the monumentation that we will perform, and the plan which will be recorded of the parcels, the future land owners should have no issues with confusion as to the boundary lines.

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Gibb Subdivision, Waiver Request
Subdivision

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b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

Strict conformity would place a burden on the applicant by way of additional cost in monumenting lines along the railroad land, through the prime wetland (which would likely only be able to be done in the winter and with very long rebars), and the roadway. The financial burden would pose an unnecessary hardship on the applicant as the potential perceived benefits of the extra boundary markers would be outweighed.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Project Engineer
Principal, President

Daniel O'Lone
Project Manager

The red lines below indicate where BS&E is requesting a waiver to the boundary markers every 300' due to road, railroad, or prime wetland/standing water. The blue lines indicate lines which will be monumented per regulation.

