

# Project Application

## Land Use Department

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

263-7-RC/S00A-23-SR  
Case Number: \_\_\_\_\_ Project Name: Change of Use Site Plan Date 9/13/2023

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: Change of use Site Plan for the Goris Revocable Trust Area (Acres or S.F) 6.45 Acres

Project Address: 1079 Calef Highway

Current Zoning District(s): Regional Commercial w/ Rte.125 Overlay Map(s) 263 Lot(s) 7

Request: Change the use of existing auto sales building, to include maintaining existing apartment and adding separate automotive garage with office space

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: The Goris Revocable Trust, c/o Eduard L. Fandunyan & Mariya Fandunyan, Trustees  
Company \_\_\_\_\_  
Phone: 603 591 2532 Fax: \_\_\_\_\_ E-mail: sevanauto7@gmail.com  
Address: 340 Lindstrom Lane Manchester, NH 03104

Applicant (Contact): Joseph M. Wichert  
Company Joseph M. Wichert, L.L.S., Inc.  
Phone: (603)-647-4282 Fax: \_\_\_\_\_ E-mail: joewichert@jmwlls.com  
Address: 802 Amherst Street, Manchester, New Hampshire 03104

Developer: Same as owner  
Company \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_

Architect: N/A  
Company \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_

Engineer: N/A  
Company \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_

Owner Signature  
Barbara Pruine  
Staff Signature

Applicant Signature  
9/13/2023  
Date

**TOWN OF BARRINGTON - LAND USE DEPARTMENT**

**PROJECT NARRATIVE**

PROJECT NAME Change of Use Site Plan CASE FILE NUMBER 2637-RC/SDOA-23SP

PROJECT LOCATION 1079 Calef Hwy

DATE OF APPLICATION 9/13/2023

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: \_\_\_\_\_ Lot Area Size \_\_\_\_\_

Setbacks: Front \_\_\_\_\_ Side \_\_\_\_\_ Rear \_\_\_\_\_

Parking Spaces Required: \_\_\_\_\_ Parking Spaces Provided: \_\_\_\_\_

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

Convert existing dwelling into Mix-use  
3 units.

**Site Plan Waiver Request Form**  
*Under Site Plan Regulations 3.9.8-Waivers and Article 8-Waiver Procedure*

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 Site Plan Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved site plan.**

Name of Site Plan (See Title Box): Change of Use Site Plan

Case Number: 263-7-RC/SPOA-23-SR

Site Location: 1079 Calef Hwy

Zoning District(s): Regional Commercial w/overlay

Owner (s): Goris Revocable Trust

Address of Owner(s): 340 Lindstrom Ln

Address Line 2: Manchester NH 03104

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

Phone Number 603-591-2532 Email \_\_\_\_\_

Land Surveyor: \_\_\_\_\_

I Goris Revocable Trust seek the following waiver to the Town of Barrington Site Plan regulations for the above case submittal:

Article 3.3 (13) for an updated delineation of the wetlands.

 \_\_\_\_\_

Signature of Owner/Applicant

Date



13 September 2023

Mr. John Driscoll, Chairman  
Barrington Planning Board  
Barrington Town Offices  
4 Signature Drive – PO Box 600  
Barrington, New Hampshire 03825

BOUNDARY  
SURVEYS

Dear Chairman Driscoll:

**RE: WAIVER REQUESTS FOR GORIS REV. TRUST CHANGE OF USE SITE PLAN**

SUBDIVISIONS

This office has been retained by Eduard Fandunyan, Trustee of the Goris Revocable Trust to prepare a change of use site plan for their property located at 1079 Calef Highway. The applicant wishes to maintain the existing 2 bedroom apartment, which was done by others without benefit and to add a new separate automotive service garage and office space to the permitted auto sales use.

ALTA/NSPS TITLE  
SURVEYS

This office has prepared a change of use site plan the existing site detail and proposed development. We have tried to comply with the Barrington site plan regulations as much as possible. The parcel is developed and the uses exist now. The issue is the residential use was not permitted and the garage space was considered part of the auto sales facility. The only new building construction will involve raising the height of the existing garage space to allow it to be more functional. This area had structural issues and the intent was to fix those at the same time. Unfortunately, the roof collapsed recently and the applicant started to repair the damage without benefit of a permit. Staff notified us of this concern and the applicant has been working with them to do the necessary applications, which include the site plan.

TOPOGRAPHIC  
SURVEYS

CONDOMINIUM  
CONVERSIONS

The auto sales facility was approved by the Planning Board in 2014 and there have been no known changes. We are having the wetlands delineated but the wetlands scientist could not get the work done before the submission deadline. Therefore, we are requesting a waiver from Article 3.3(13) for an updated delineation of the wetlands. We will provide this before the actual Planning Board meeting or prior to signature. There should be no physical change to the property and the existing improvements predate the ordinance. The space is an existing garage so the only change will be it could work on public vehicles and not just those for the auto sales facility.

GPS  
SURVEYS

We believe this waiver request is reasonable and consistent with the intent and spirit of the regulations, so we respectfully request the Planning Board approve this request.

SEPTIC  
DESIGNS

Thank you for your consideration of this matter.

Sincerely,

Joseph M. Wichert, Pres.  
**Joseph M. Wichert, L.L.S., Inc.**

802 Amherst Street  
Manchester, NH 03104  
603.647.4282

FAX: 603.623.1910

EMAIL: inquire1@jmwlls.com

WEB: www.jmwlls.com

LEE OAK COOPERATIVE  
96 MICHAEL DRIVE  
BARRINGTON, NH 03825

PIERCE CEMETERY  
4 SIGNATURE DRIVE  
P.O. BOX 660  
BARRINGTON, NH 03825

ATRH BARRINGTON LLC  
1400 SOUTH WILLOW STREET  
MANCHESTER, NH 03103

PETER RHOADES  
1048 CALEF HIGHWAY  
BARRINGTON, NH 03825

WAYNE NOYES  
528 ROUTE 126  
BARRINGTON, NH 03825

BONNIE L. ROLLINS  
WILLIAM C. ROLLINS  
17 MICHAEL DRIVE  
BARRINGTON, NH 03825

GORIS REVOCABLE TRUST  
EDUARD L. & MARIYA FANDUNYAN TRUSTEES  
340 LINDSTROM LANE  
MANCHESTER, NH 03104

JOSEPH M. WICHERT, L.L.S., INC.  
LAND SURVEYOR & SEPTIC SYSTEM DESIGNER  
802 AMHERST STREET  
MANCHESTER, NH 03104

LUKE POWELL, NHCWS  
POWELL ASSET MAPPING, LLC  
234 CRYSTAL LAKE ROAD  
GILMANTON IRON WORKS, NH 03837

263-7  
The Goris Revocable TR c/o Edward L Fandunyan & Mariya Fandunyan Trustees  
340 Lindstrom Lane, Manchester, NH 03104

Applicant 1079 Paley Hwy Map/Lot# 263-7 Case# 263-7-RC/SP07A-23-SR

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:			
<b>Section I.</b>			
<b>General Requirements</b>			
1. Completed Application Form ( 2.5.1 )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Complete abutters list ( 2.6.3 (5) 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 type="checkbox"/>	<input checked="" 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"/>	
<b>Section II.</b>			
<b>General Plan Information</b>			
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Certification block (for engineer or surveyor) ( 3.1.1 )	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	

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 checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Plan and deed references (3.2.6)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Water Supply source (name of provider (company) if offsite) (3.2.10 (10) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
19. Boundary monuments (3.3 (4) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Monuments found (4.2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Map number and lot number, name addresses, and zoning of all abutting land owners (3.3 (5) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	
d. Temporary easement(s) (Such as temporary turnaround)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
24.	Area of each lot being developed (in acres & square feet): (3.3 (9) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a.	Existing lot(s) (3.3 (9) )	<input checked="" type="checkbox"/>	<input 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) ) From ref. plan. Waiver requested	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b.	Wetland delineation criteria (3.3 (13) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c.	Wetland Scientist certification (3.3 (13) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
26.	Owner's signature(s) (3.3 (14) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
c.	Septic systems (3.3 (16) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
30.	Location of existing overhead utility lines, poles, towers, etc. (3.3 (19) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
33.		<input type="checkbox"/>	<input type="checkbox"/>	




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 Fandunyan of The Goris Revocable Trust 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.

(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.