

Project Application

Land Use Department

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

270-71-RC-23-SR

Case Number: _____ Project Name: The Yellow Dog's Barn, LLC Date 2-13-2023

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 X
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 X Other ___

Project Name: The Yellow Dog's Barn, LLC Area (Acres or S.F) 2.98

Project Address: 131e Old Concord Turnpike

Current Zoning District(s): Regional Commercial Map(s) 270 Lot(s) 71

Request: To erect a pergola/gazebo (12' x 10') in front of our main building entrance.

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: Holly Grant + JoAnne Miller
Company The Yellow Dog's Barn
Phone: 603-534-9199 Fax: _____ E-mail: holly.grant@comcast.net
Address: 131e Old Concord Turnpike, Barrington, NH 03825

Applicant (Contact): Holly Grant + JoAnne Miller
Company The Yellow Dog's Barn
Phone: 603-534-9199 Fax: _____ E-mail: holly.grant@comcast.net
Address: 131e Old Concord Turnpike, Barrington, NH 03825

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

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

Engineer: Jones and Beach Engineers, Inc. - Barry Gier
Company Jones and Beach Engineers, Inc.
Phone: 603-772-4746 Fax: 603-772-0227 E-mail: bgier@jonesandbeach.com
Address: 85 Portsmouth Ave, Stratham, NH 03885

Holly Grant
Owner Signature
Barbara Irvine
Staff Signature

Holly Grant
Applicant Signature
2/15/2023
Date

TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME The Yellow Dog's Barn, LLC CASE FILE NUMBER 270-71-RC-23-SR

PROJECT LOCATION 136 Old Concord Turnpike, Barrington, NH

DATE OF APPLICATION 2-13-2023

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: Regional Commercial Lot Area Size 2.98

Setbacks: Front 75' Side 30' Rear 30'

Parking Spaces Required: 15 Parking Spaces Provided: 14

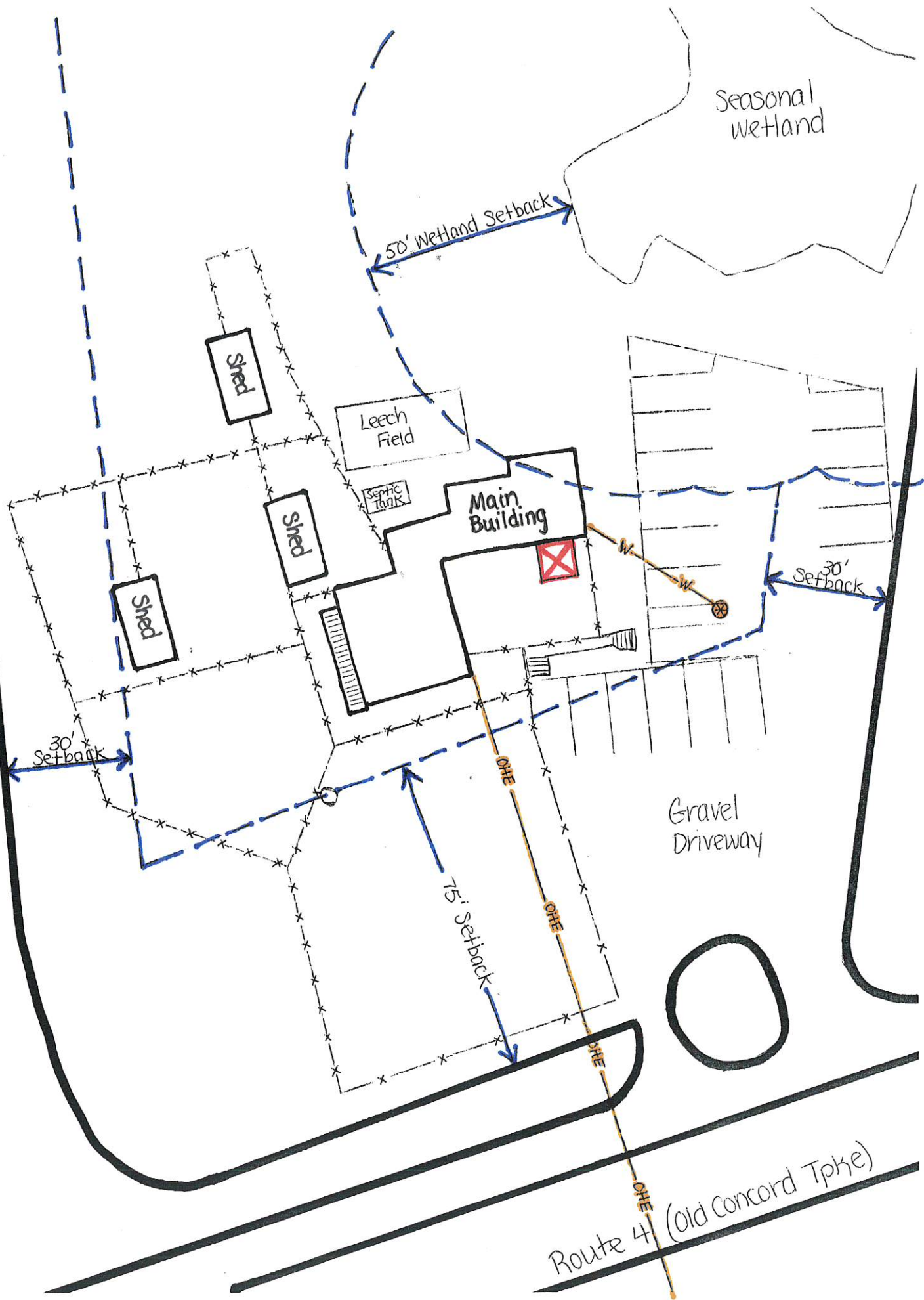
Please describe your project and its purpose and intent. You may attach a typed description.

Please see attached description.

The Yellow Dog's Barn

Project Description:

We are requesting to make a minor site plan addition to our existing site plan. This addition would be to erect a gazebo in the area immediately outside the front door of our main building. Please see the attached pictures of the gazebo, as well as where it will be located on the map of our property (indicated in red with X). The gazebo will not have a floor, but will sit atop 4 sonotubes, and the surface underneath the gazebo will be crushed stone. The gazebo meets all setback requirements.



Seasonal Wetland

50' Wetland Setback

Shed

Leach Field

Septic Tank

Main Building

Shed

Shed

30' Setback

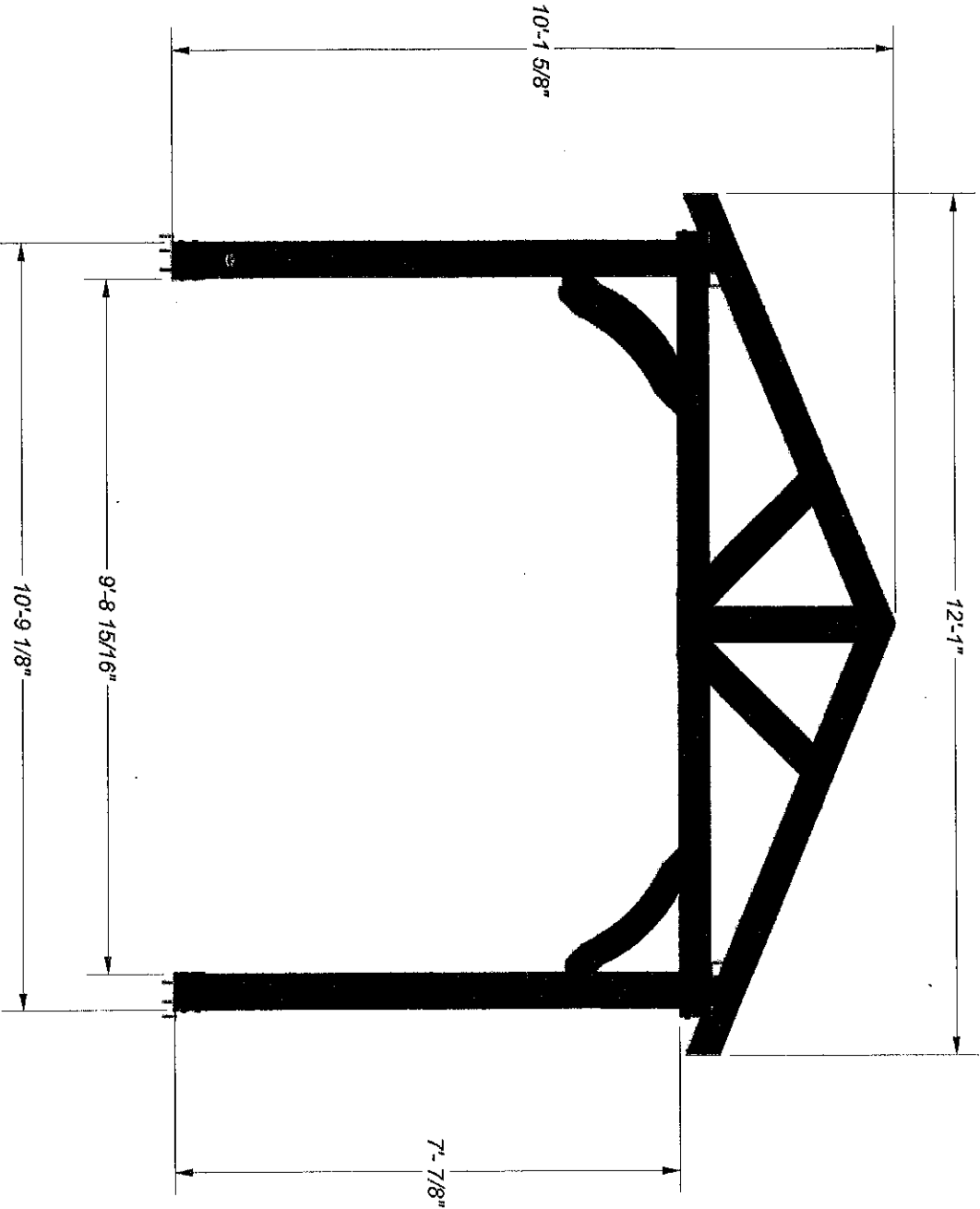
30' Setback

75' Setback

Gravel Driveway

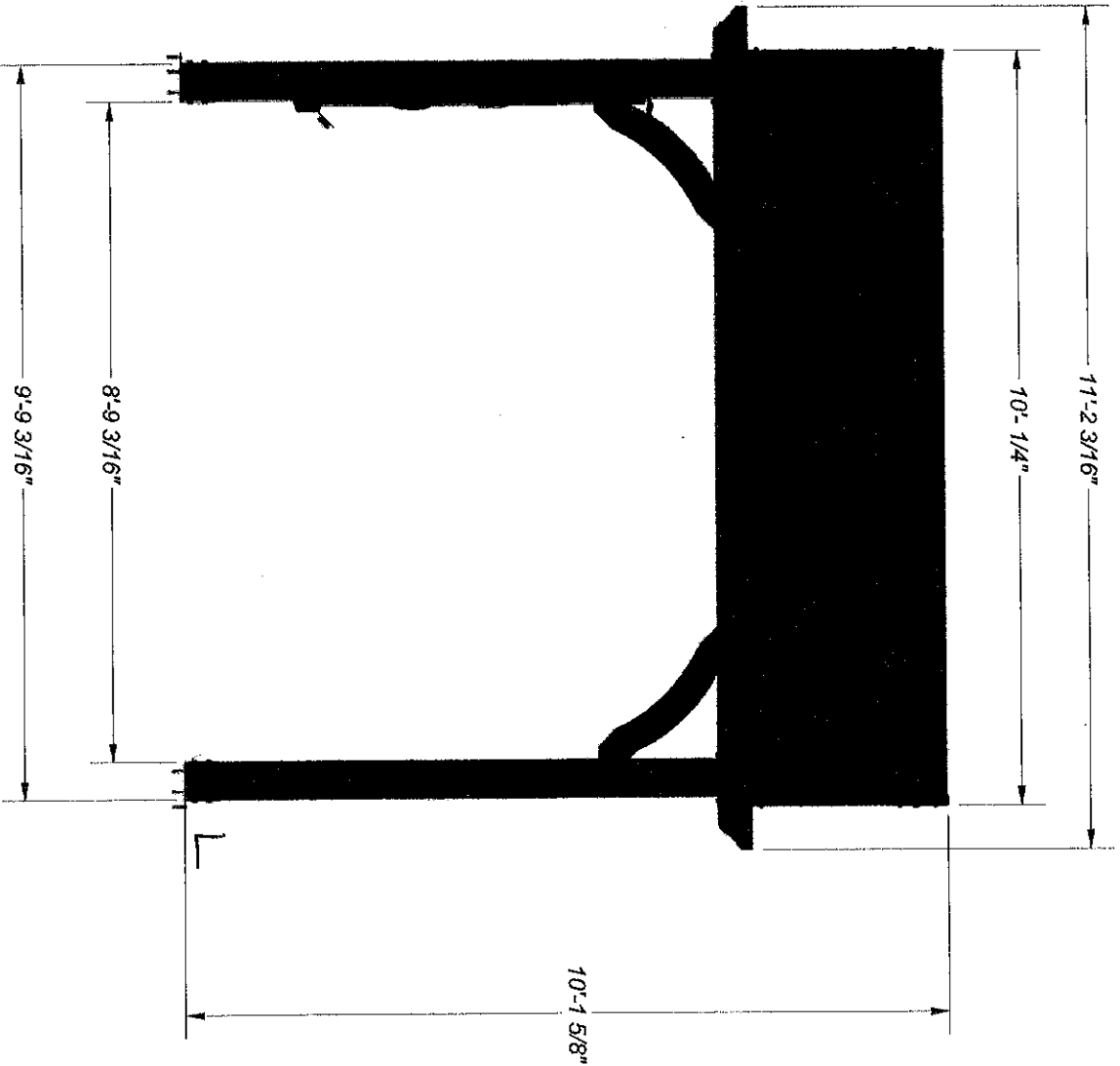
Route 4 (Old Concord Tpke)





DISCOVERY

DRAWN BY	DESCRIPTION	REV
mmeister	2001510 12 X 10 GAZEBO 92in BOX	
DATE	PART NUMBER	
8/22/2019	2001510 12 X 10 GAZEBO FOOTPRINT	



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meister	2001510 12 X 10 GAZEBO 92in BOX	
DATE	PART NUMBER	
8/22/2019	2001510 12 X 10 GAZEBO FOOTPRINT	

Applicant The Yellow Dog's Barn Map/Lot# 270/71 Case# 270-71-RC-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:			
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 (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 type="checkbox"/>	<input checked="" 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"/>	
Section II. General Plan Information			
1. Size and presentation of sheet(s) per registry requirements and the site review regulations (3.1.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Title block information: (3.2.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Drawing title (3.2.1 (1))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Name of site plan (3.2.1 (2))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Location of site plan (3.2.1 (3))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Tax map & lot numbers of subject parcel(s) (3.2.1 (4))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. Name & address of owner(s) (3.2.1 (5))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Date of plan (3.2.1 (6))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g. Scale of plan (3.2.1 (7))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
h. Sheet number (3.2.1 (8))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
i. Name, address, & telephone number of design firm (3.2.1 (9))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
j. Name and address of Applicant (3.2.1 (10))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Revision block with provision for amendment dates (3.2.3)	<input type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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))			
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
14. North arrow (3.2.5)	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	
17. The following notes shall be provided:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Purpose of plan (3.2.10 (1))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Existing and proposed use (3.2.10 (6))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Water Supply source (name of provider (company) if offsite) (3.2.10 (10))	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	
19. Boundary monuments (3.3 (4))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Monuments found (4.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Map number and lot number, name addresses, and zoning of all abutting land owners (3.3 (5))	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Name labeled	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Status noted or labeled	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Right-of-way dimensioned	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Pavement width dimensioned	<input type="checkbox"/>	<input checked="" 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 Check the Appropriate Boxes below:	Site Review		Waiver(s)
	Provided	NA	
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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Limits of wetlands (3.3 (13))	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
27. All required setbacks (3.3 (15))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
28. Physical features	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Buildings (3.3 (21))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Wells (3.3 (16))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Septic systems (3.3 (16))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Stone walls (3.3 (16))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. Paved drives (3.3 (16))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Gravel drives (3.3 (16))	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	
31. Two-foot contour interval topography shown over all subject parcel (3.3 (3))	<input type="checkbox"/>	<input checked="" 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 checked="" 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 _____ of _____ The owners, by the communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: Kelly Gault

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: Kelly Grant

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.

ABUTTER LIST

Town of Barrington, NH

Please Print or Type

The Yellow Dog's Barn

Applicant: Holly Grant + JoAnne Miller Phone 603-534-9199

Project Address: 136 Old Concord Turnpike, Barrington, NH 03825

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to the application deadline.

LEGAL OWNER OF SUBJECT LOT

Map	Lot	Zone	Owner Name	Mailing Address
270	71	R	The Yellow Dog's Barn, LLC	136 Old Concord Tpke, Barrington, NH

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
270	72	Darren Rice + Melissa Aho-Rice	130 Old Concord Tpke, Barrington, NH
270	74	Kevin Roy + Jean Roy	26 Ogden Lane, Middleton, MA 01949
270	27	Bent Arrow LLC / Theodore Ristaino	PO Box 630, Barrington, NH
270	26	Eric Burgess	125 Point Trinity Dr., Strafford, NH 03884

PROFESSIONALS AND EASEMENT HOLDERS. Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.

Name of Professional or Easement Holder	Mailing Address

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the Town of Barrington Assessing Office

on this date: _____, This is page ____ of ____ pages.

Applicant or Agent: Holly Grant

Planning Staff Verification: Barbara Swine Date: 2/15/2023