

Project Application

Land Use Department

P.O. Box 660; 4 Signature Drive, Barrington, NH 03825 ♦ Phone: 603-664-5798 ♦ Fax: 603-664-0188

234-56-GR-23-21015

Case Number: _____ Project Name: Subdivision for Todd P. Dudley Date 8/14/2023

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: Subdivision for Todd P. Dudley Area (acres or S.F.) 40.8 +/- acres

Project Address: 168 Oak Hill Road, Barrington, NH

Current Zoning District(s): General Residential & WDO Map(s) 234 Lot(s) 56

Request: Subdivide Lot 56 into 2 lots by creating 1 new lot.

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: Todd P. Dudley

Company: _____

Phone: 603-312-3816

E-mail: Todd.Dudley@turbocam.com

Address: 168 Oak Hill Road, Barrington, NH 03825

Applicant (Contact): Joel D. Runnals

Company: Norway Plains Associates, Inc.

Phone: 603-335-3948

E-mail: jrunnals@norwayplains.com

Address: PO Box 249, Rochester, NH 03866

Architect: _____

Company: _____

Phone: _____

Fax: _____

E-mail: _____

Address: _____

Land Surveyor: Joel D. Runnals, LLS

Company: Norway Plains Associates, Inc.

Phone: _____

Fax: _____

E-mail: _____

Address: _____

Owner Signature

Applicant Signature

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156 14 2023

Staff Signature

Date

LAND USE OFFICE

TOWN OF BARRINGTON - LAND USE DEPARTMENT

Project Narrative:

Project Name: Subdivision Plan

Case File # 234-56-GR-23-2 lots

Project Location: 168 Oak Hill Road

Date of Application: August 13, 2023

Property Details:

Existing Single Family Residential

Current Zoning: General Residential District Proposed Lot Area Size: see narrative below

Setbacks; Front= 40' Side= 30' Rear= 30'

Description of the project, it's purpose and intent:

Todd Dudley is proposing to subdivide his property located on Oak Hill Road which is identified on the Barrington Tax Map 234 as Lot 56, and to create one additional Lot 56-1.

Todd and his Mother Phyllis Hayward had been the co-owners and resided together on this property in their home at 168 Oak Hill Road. Recently Todd's Mother passed away. Phyllis had willed the property to Todd, his brother Jeff, and his sister Melissa. They are trying to satisfy the probate requirements of sharing the property between the siblings by allowing Todd to remain the owner of the "farm" and house and Jeff and Melissa to own the remaining property jointly.

Lot 56 is currently 51.72 acres and the proposed subdivision will make it 12.09 acres. The 12 acres is to allow 10 acres to remain in current use and the other 2 acres of residential use as curtilage. This 12-acre lot will contain the existing developed areas of the house, barn, sheds, driveways, well, and septic system. The septic system has NHDES approvals and was designed and installed in 2006. Instead of digging 2 new test pits on the 12 acres per the regulations we will be asking for a waiver in hopes that the NHDES approved system design satisfies the intent of providing an adequate area for a proposed leach field. The submitted plans show contours and wetland delineation of the entire 12 acres.

As mentioned, the said Lot 56-1 will be deeded to Todd's brother and sister. As part of this submittal, there are no current develop plans for the remaining 39.63 acres. The submitted plans show contours of the entire Lot 56-1 and wetlands in the area of interest (AOI). Joseph Noel has delineated the wetlands in the AOI that is approximately 15 acres. A waiver will be requested to the regulation of mapping the wetlands outside the AOI. We are performing 2 test pits to prove a potential buildable area even though there are no current development plans.

This section of Oak Hill Road was formerly referred to as Oak Hill Road North and was a class 6 road. In 2006, Staples LLC subdivided this area and reconstructed the class 6 to a class 5 road. As part of this construction, two driveways were installed on Lot 56 to provide access to the newly constructed road. Prior to the 2006 subdivision and construction, Oak Hill Road North was impassable. Lot 56 used to have its access through the abutting property to the south, Lot 57. As stated, there is no proposed

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NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 2492
Continental Blvd. (03867)
Rochester, NH 03866-0249
Phone: (603) 335-3948 / (800) 479-3948
Fax: (603) 332-0098



P. O. Box 268
31 Mooney St.
Alton, NH 03809
Phone & Fax: (603) 875-3948
www.norwayplains.com

August 13, 2023

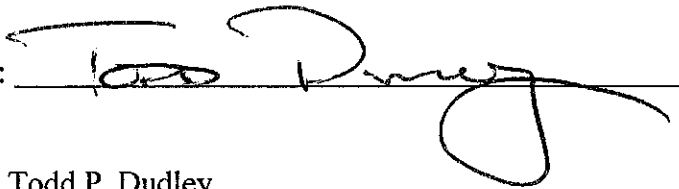
John Driscoll, Chairman
Town of Barrington Planning Board
P.O. Box 660
4 Signature Drive
Barrington, NH 03825

RE: Letter of Authorization.
Proposed Subdivision Application:
168 Oak Hill Road, Barrington, Strafford County, New Hampshire
Tax Map 234, Lot 56
Owner: Todd P. Dudley

Dear Mr. Driscoll,

I, Todd P. Dudley, owner of Tax Map 234, Lot 56, hereby authorize Norway Plains Associates, Inc. and its professionals as decision-making representatives and designate them as signatories regarding the above referenced application. I additionally authorize Norway Plains Associates, Inc. to represent us before the Boards &/or Committees affiliated with the Town of Barrington in this approval process.

By: _____



Todd P. Dudley

Date: 08-13-23

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Subdivision Plan Waiver Request Form

Under Subdivision Plan Regulations 5.3-Request for Waivers, 8.1-Waivers for Specific Plan Submission Requirements and 11.1-General Waiver Provision

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 Subdivision Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Strafford County Registry of Deeds.**

Name of Subdivision Plan (See Title Box): Subdivision Plan for Todd P. Dudley

Case Number: 234-56-GR-23-2 lots

Site Location: Tax Map 234, Lot 56, Oak Hill Road

Zoning District(s): General Residential

Owner (s): Todd P. Dudley

Address of Owner(s): 168 Oak Hill Road, Barrington, NH 03825

Address Line 2: _____

Name of Applicant (if different from owner): _____

Phone: 603-312-3816

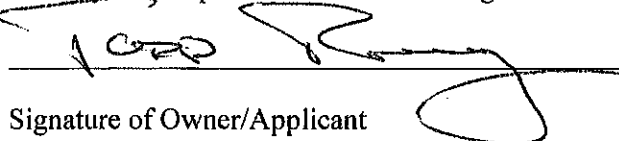
E-mail: Todd.Dudley@turbocam.com

Land Surveyor: Joel D. Runnals

I Todd P. Dudley seek the following waiver to the Town of Barrington Subdivision Regulations for the above case submittal:

5.3.1(9) Natural features...

Reason: Our waiver request is to show only those natural features that are on the proposed Lot 56 and in the area of interest (AOI) on Lot 56-1 and not outside the AOI or on the abutting lots. Wetland delineation by Joseph W. Noel, CWS is shown on the submitted plans. We believe that performing additional surveying and drafting of these features would not assist in the evaluation of this application. Not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations



Signature of Owner/Applicant

08-13-23

Date

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Subdivision Plan Waiver Request Form

Under Subdivision Plan Regulations 5.3-Request for Waivers, 8.1-Waivers for Specific Plan Submission Requirements and 11.1-General Waiver Provision

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 Subdivision Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Strafford County Registry of Deeds.**

Name of Subdivision Plan (See Title Box): Subdivision Plan for Todd P. Dudley

Case Number: 234-56-GR-23-2105

Site Location: Tax Map 234, Lot 56, Oak Hill Road

Zoning District(s): General Residential

Owner (s): Todd P. Dudley

Address of Owner(s): 168 Oak Hill Road, Barrington, NH 03825

Address Line 2: _____

Name of Applicant (if different from owner): _____

Phone: 603-312-3816

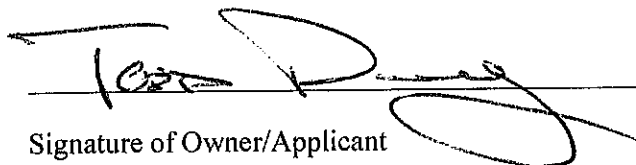
E-mail: Todd.Dudley@turbocam.com

Land Surveyor: Joel D. Runnals

I, Todd P. Dudley seek the following waiver to the Town of Barrington Subdivision Regulations for the above case submittal:

5.3.1(8) The estimated location and use of all existing structures...on the site and within 100' of the site.

Reason: Our waiver request is to show only those structures and features that are on proposed Lot 56 and the in the area of interest (AOI) on Lot 56-1 and not on the area outside the AOI or on the abutting lots. The applicant would need to get permission from all the abutters within 100' of the subject parcel and have the surveyors locate and draft these site features. We believe that performing additional surveying and drafting of these features would not assist in the evaluation of this application. Not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations


Signature of Owner/Applicant

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ABUTTERS LIST
TODD P. DUDLEY – SUBDIVISION OF MAP 234, LOT 56
OAK HILL ROAD – BARRINGTON, NH

<u>MAP/LOT:</u>	<u>APPLICANT:</u>	<u>NAME & MAILING ADDRESS</u>	
234/56	Todd P. Dudley	168 Oak Hill Road	Barrington, NH 03825

BARRINGTON ABUTTERS:

<u>MAP/LOT:</u>	<u>NAME</u>	<u>MAILING ADDRESS</u>	
223/4-1	Davlynn Dev.	25 Maplevale Road	E. Kingston, NH 03827
224/27	Jeff Dudley & Martina Loughlin	200 Oak Hill Road	Barrington, NH 03825
224/28-7	Ashley Riccio & Eric Askew	211 Oak Hill Road	Barrington, NH 03825
224/28-8	Holly Leigh Atwood	175 Oak Hill Road	Barrington, NH 03825
224/28-9	Christopher & Keri Wareing	173 Oak Hill Road	Barrington, NH 03825
224/28-10	Robert Dimambro	171 Oak Hill Road	Barrington, NH 03825
224/28-11	Marc & Allison Smick	163 Oak Hill Road	Barrington, NH 03825
234/56	Todd P. Dudley	(Applicant)	
234/57	Marla & Mark Lemos	1164 Ocean Blvd.	Rye, NH 03870
234/57-1	Timothy & Mary Graff	140 Oak Hill Road	Barrington, NH 03825
238/3	Linda Svenson	PO Box 10	Barrington, NH 03825

PROFESSIONAL CONTACTS:

Agent:	Joel Runnals, LLS	Norway Plains Associates, Inc. PO Box 249 Rochester, NH 03866-0249
C.W.S.	Joseph W. Noel CWS, CSS	PO Box 174 South Berwick, ME 03908

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