



Town of Barrington  
 PO Box 660/333 Calef Hwy  
 Barrington, NH 03825  
[www.barrington.nh.gov](http://www.barrington.nh.gov)  
 (603) 664-5183

# APPLICATION FOR CLASS VI/PRIVATE ROAD BUILDING PERMIT

## OWNER INFORMATION

Please include a separate e-mail address for each owner to avoid processing delays.

Name: David Olds	Address: 21 Rocky Pt. Rd. Barrington NH 03825
Phone: 401 580-3016	E-Mail: dolds@att.net
Name: Jennifer Miksis Olds	Address: Same
Phone: 401 580-0218	E-Mail: jmiksisolds@gmail.com

## PROPERTY DETAILS

Address/Road: 21 Rocky Point Rd	Map/Lot/Sublot: Tax Map 118, Lot 11
Ownership Deed: Book: 5034 Page: 729	Road Classification: <input type="checkbox"/> Class VI Rd or <input checked="" type="checkbox"/> Private Rd

## PROJECT NARRATIVE

Describe the details of the building project

Replacing current house and decks with new house and decks in same location with same footprint. No changes to septic, well, or driveway.

Copy of Building Permit Application Attached

## PERMIT CATEGORY

Review the Class VI/Private Road Building Policy at [www.barrington.nh.gov/classvi/private-road-building-policy](http://www.barrington.nh.gov/classvi/private-road-building-policy) to apply the correct requirements to your project. Use the checkboxes to indicate completed/attached information.

<input type="checkbox"/> Category 1	<input type="checkbox"/> Category 2	<input checked="" type="checkbox"/> Category 3
<input type="checkbox"/> Class VI & Private Road Building Policy Application <ul style="list-style-type: none"> <li>Municipal Disclaimer of Maintenance and Liability               <ul style="list-style-type: none"> <li>Generated by Town staff upon receipt of completed application</li> <li>Recording required by applicant after approval and prior to issuance of permit</li> </ul> </li> </ul>	Category 1 requirements and: <ul style="list-style-type: none"> <li>Planning Board Review and Comment</li> <li>Select Board Decision - Consent Agenda</li> </ul>	Category 1 requirements and: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Detailed Property Map</li> <li><input type="checkbox"/> Road Improvements               <ul style="list-style-type: none"> <li><input type="checkbox"/> Option 1 or <input checked="" type="checkbox"/> Option 2</li> </ul> </li> <li><input checked="" type="checkbox"/> Road Maintenance Agreement               <ul style="list-style-type: none"> <li>Permit and Bond for Improvements (if applicable per Select Board decision)</li> <li>Department Head Recommendations</li> <li>Planning Board Review and Comment</li> <li>Select Board Public Hearing and Decision</li> <li>Application Fee (if approved, plus building permit fee)</li> </ul> </li> </ul>

Waiver Requested (see policy requirements, include waiver narrative on a separate sheet)

Applicant Signature:	Date: 1/15/23
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Jennifer Miksis Olds



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**FOR ADMINISTRATIVE USE ONLY**

Received Date: <b>1/18/23</b>	Staff Initials: <b>UP</b>
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APPLICATION REVIEW	
<input checked="" type="checkbox"/> Correct Category	<input checked="" type="checkbox"/> Map Meets Requirements
<input checked="" type="checkbox"/> Road Improvement Details	<input checked="" type="checkbox"/> Missing Information – Applicant Notified <b>1/12/23</b>

ANTICIPATED TIMELINE	
<b>DATE</b>	<i>If not applicable, please use N/A</i>
	Application Reviewed and Sent to Department Heads <i>(as soon as possible upon receipt)</i>
	Department Head Recommendations Due <i>(minimum 1 week following email to Department Heads)</i>
	Planning Board Review <i>(Department Head recommendations, if applicable, must be provided to Planning Department no less than 1 week prior to next meeting. Schedule for next meeting following 1 full week.)</i>
	Select Board Public Hearing or Consent Agenda <i>(minimum 1 week following Planning Board memo receipt)</i>

COMPLETION DATES	
<b>DATE</b>	<i>If not applicable, please use N/A</i>
	Abutter's List Created <i>(upon receipt)</i>
	Police Recommendations Received
	Fire Recommendations Received
	Road Agent Recommendations Received
	Planning Board Recommendations Received
	Public Hearing Notice for Select Board Meeting Sent to Abutters <i>(minimum 1 week prior to meeting)</i>
	Permit Signed by Select Board Chair
	Recorded Waiver <b>Book: _____ Page: _____</b>
	Recorded Road Maintenance Agreement <b>Book: _____ Page: _____</b>
	Permit Issued
	Department Head Sign-Off on Road Improvements
	Building Inspector Verification Conditions of Approval are Met
	Certificate of Occupancy Issued

ATTACHMENTS	
<i>Provide a copy of the following to the applicant for their review</i>	
<ul style="list-style-type: none"> <li>• Sample Agreement and Release Regarding Building Permit for Property Abutting a Private/Class VI Road</li> <li>• Class VI/Private Road Policy – updated 2/14/2022</li> </ul>	

**TOWN OF BARRINGTON, NEW HAMPSHIRE**  
**Agreement and Release Regarding**  
**Building Permit for Property Abutting a Private/Class VI Road**

NOW COME Jennifer Miksis-Olds and David Olds

(Hereinafter referred to jointly or severally as "owner") with a residential address of 21 Rocky Point Road, Barrington, NH 03825, and The Town of Barrington, New Hampshire (hereinafter referred to as "town"), a municipal corporation existing under the laws of the State of New Hampshire with an address of 4 Signature Drive, and agree as follows:

WHEREAS, owner owns certain real property (Tax Map 118, Lot 11 Plot     ) which abuts Rocky Point Road Road, conveyed to said owner by a Deed recorded at Book 5034, Page 729 at the Strafford County Registry of Deeds: and

WHEREAS, the relevant portion of said Rocky Point Road Road upon which owner's real property fronts is a private/Class VI road that has not been approved by the Barrington Planning Board, so that the owner's property is therefore subject to the building restrictions imposed under RSA 674:41;

NOW THEREFORE, the town and owner on behalf of themselves, their heirs, legal representatives, successors and assigns, covenant and agree as follows:

1. The town shall allow owner a building permit to construct a single family residence on the property identified above subject to the terms and conditions of a building permit to be issued by the town and the Policy of the Board of Selectmen Regarding Construction on Class VI and Private Roads as amended on July 20, 2015.
2. The parties understand and agree that town assumes no responsibility for maintenance, including but not limited to snowplowing, of said Rocky Point Road Road, and no liability for any damages arising from the use of said road.
3. Owner agrees to be responsible for maintaining access to the subject property and does hereby forever release and discharge the town, its officers, agents and employees: (1) from the obligation of maintaining said Rocky Point Road Road; and (2) from any loss, damage, claim or expense of any kind or nature whatsoever arising directly or indirectly from the condition of said road, including but not limited to any loss damage, claim or expense arising from failure to provide any municipal services such as police, fire and ambulance services.
4. Owner hereby assumes responsibility for transporting any children who may now or in the future reside on the property to the nearest regular school bus stop.
5. The parties understand and agree that this Agreement and Release shall be recorded at the Strafford County Registry of Deeds before the building permit is issued, as required under RSA 674:41, I (c)(3).
6. The owner(s) agree to stipulate and pass this Agreement at any transfer of this property.

\_\_\_\_\_  
Witness Print Name  
(not needed if e-signed)

\_\_\_\_\_  
Owner Print Name

\_\_\_\_\_  
Witness Sign/Date  
(not needed if e-signed)

\_\_\_\_\_  
Owner Signature/Date

\_\_\_\_\_  
Witness Print Name  
(not needed if e-signed)

\_\_\_\_\_  
Owner Print Name

\_\_\_\_\_  
Witness Sign/Date  
(not needed if e-signed)

\_\_\_\_\_  
Owner Signature/Date

TOWN OF Barrington

\_\_\_\_\_  
Witness Print Name  
(not needed if e-signed)

By: \_\_\_\_\_  
Selectperson, Chair or Vice Chair

\_\_\_\_\_  
Witness Sign/Date  
(not needed if e-signed)

\_\_\_\_\_  
Selectperson Signature/Date



**CLASS VI/PRIVATE ROAD WAIVER REQUEST**

21 Rocky Point Rd., Barrington

David W. Olds & Jennifer L. Miksis-Olds

This submitted request is to waive the Road Improvement requirement related to our new house construction at 21 Rocky Point Rd in Barrington, NH. This is a private road that has recently been evaluated and found to be in good condition without need of improvement. We are members in good standing, and an active part of our Rocky Point Neighborhood Association. We worked with the association in June 2022 to grant a road improvement waiver to the Torrey family at 68 Rocky Point Road (please see attached letter to the Planning Board and Select Board). As we are just a few houses down on the same road, we are requesting the same waiver.

We agree to pay for any damages to that road that may occur during the construction project.



David W. Olds  
Jennifer Miksis-Olds



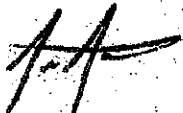
Town of Barrington  
Planning Board & Select Board  
PO Box 660  
Barrington NH 03825

Members of the Planning Board and Select Board,

As members of the Rocky Point Neighborhood Association, that was formed in 2017 and registered with the state and IRS. We are in favor of the Torrey's upgrading their present home, by allowing this will only improve our neighborhood and will not be a burden or deterrent to any of us. They have the variance that was needed for the setbacks etc. they also have their shoreland permit and septic permit that will be environmentally safe. The permits were approved and issued in 2021.


The association meets once a year to discuss any repairs or maintenance needed to keep our road in good condition, for emergency vehicles to be able to pass safely, for our safety and any delivery truck etc. we also have a plowing company to make sure our road is passable during the winter months. We adjust our dues at our yearly meeting, to address any necessary repairs and or maintenance needed. We don't feel the Torreys should be responsible for repairing the road or putting the required 10% of the building cost down under the new policy. We pay our dues in order to do repairs and it is voted on what is needed to be done by members of our association. Our road is in good condition, Marc Moreau also stated this in his report in January of this year. The Torreys have agreed to pay for any damages that may occur during their construction project.

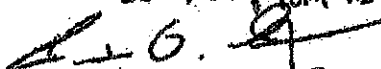
Cordially,  
Members of Rocky Point Neighborhood Association


  
Cordell [unclear]

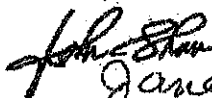
38 Rocky Point Rd.


Frank L. Kunkle  
72 Rocky Point Rd

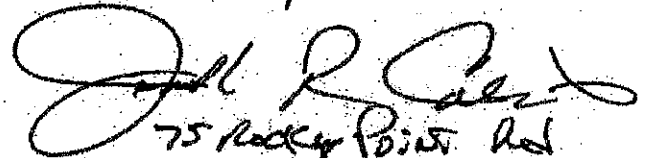
 Christopher D. Hawkins  
50 Rocky Point Rd.

 Jim O. Sexton  
16 Rocky Point Road

 21 Rocky Point Rd.

 Janet A. Shaw 79 Rocky Point Rd

 Dan Demora  
13 Rocky Point Rd

 75 Rocky Point Rd

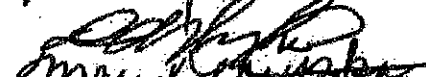
Kim Collins  
75 Rocky Point Rd

Charles H. Mc'G PhD  
62 Rocky Point Rd.

Paula H McCoy  
62 Rocky Point

Frank Trucera  
80 ROCKY PT. RD  
BARRINGTON NH

Beverly Trucera

  
Mary [unclear]  
51 Rocky Point Rd  
Barrington, NH

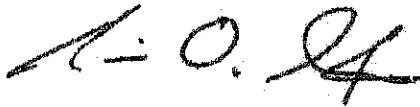
118-21

Catherine A. Beruba  
Register of Deeds, Strafford County

Rocky Point Neighborhood Association Barrington NH 03825 was established in 2017.  
We are 100% responsible for the maintenance and upkeep of Rocky Point Road, located in  
including any repairs that are needed.

*St Barrington N.H.*

Iain Sexton  
Vice President of The Rocky Point Neighborhood Association



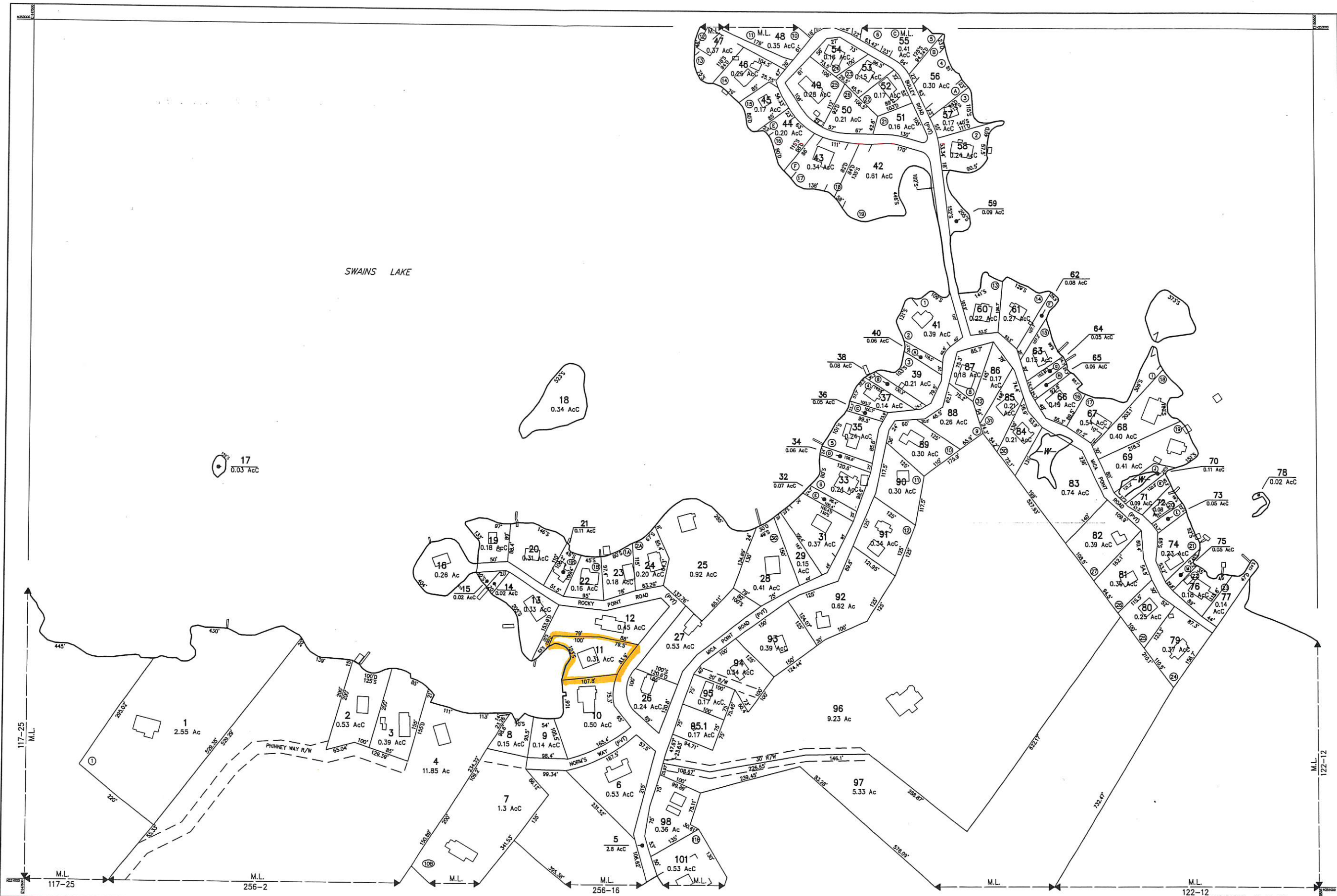
State of New Hampshire  
County of Strafford  
Appeared before me this 19th day of June 2022 Iain Sexton  
and affirmed the statements contained herein are true and correct to  
the best of his knowledge and belief



Christopher D. Hawkins, Justice of the  
Peace







THIS MAP IS FOR ASSESSMENT AND PLANNING PURPOSES ONLY. IT IS NOT TO BE USED FOR DESCRIPTION, CONVEYANCE, OR DETERMINATION OF LEGAL TITLE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

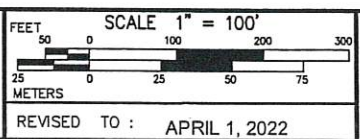
PHOTOGRAPHY DATE: APRIL 25, 2003      COMPLETION DATE: NOVEMBER 2003



**LEGEND**

AREA SURVEYED	.....	Ac
AREA CALCULATED	.....	Ac
RECORD DIMENSION	.....	100'
SCALED DIMENSION	.....	100'S
MATCH LINE	← M.L. →	
WATER	— W —	

EXEMPT PROPERTY	⊖
SUBDIVISION LOT NO.	⓪
BUILDING	▭
RIGHT OF WAY/ACCESS	— R/W —
COMMON OWNERSHIP	— C.O. —
WETLANDS	⊖



PROPERTY MAPS

# BARRINGTON

NEW HAMPSHIRE

INDEX DIAGRAM

116	115	114
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NO PARCEL 30, 99, 100

## MAP NO. 118