

# Project Application

## Land Use Department

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

253-14-GR/SDAO-23-Design

Case Number: \_\_\_\_\_ Project Name: Rupert Drive Date 4-12-23

Staff Signature required PRIOR to submittal

PRELIMINARY APPLICATION: Preliminary Conceptual Review \_\_\_\_\_ **Design Review x** \_\_\_\_\_ Development of Regional Impact \_\_\_\_\_

### FORMAL APPLICATION:

Subdivision Type: Major \_\_\_\_\_ Minor \_\_\_\_\_ Conventional \_\_\_\_\_ Conservation \_\_\_\_\_  
Site Plan Review: Major x \_\_\_\_\_ 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: Rupert Drive Area (Acres or S.F) 13.47

Project Address: 49 Winkley Pond Road

Current Zoning District(s): GR with Aquifer Overlay Map(s) 253 Lot(s) 14

Request: To permit 7 residential units using Article 4, Section 2.1

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: Hambone LLC Robert Baldwin Managing Member  
Company \_\_\_\_\_  
Phone: 603-742-2121 603-986-2373 Fax: \_\_\_\_\_ E-mail: robert@centralfallsrealty.com  
Address: 242 Cenral Ave, Dover, NH 03820

Applicant (Contact): Same  
Company \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_

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

Architect: \_\_\_\_\_  
Company \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_

Engineer: Berry Surveying & Engineering, Christopher R. Berry Project Manager, Kenneth A. Berry PE, LLS  
Company \_\_\_\_\_  
Phone: 603-332-2863 Fax: \_\_\_\_\_ E-mail: crberry@metrocast.net  
Address: 335 Second Crown Point Road, Barrington, NH 03825 k.berry@berrysurveying.com

Owner Signature  
Barbara Irvine  
Staff Signature

Applicant Signature  
4-12-23  
Date

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# TOWN OF BARRINGTON - LAND USE DEPARTMENT

## PROJECT NARRATIVE

PROJECT NAME Proposed Subdivision for Hambone LLC CASE FILE NUMBER 253-14-GR/SOAO-23 *Design*

PROJECT LOCATION 49 Winkley Pond Road

DATE OF APPLICATION 4-12-23

### Property Details:

Single-Family Residential  Multi-Family Residential  Commercial  Industrial

Current Zoning: General Residential Lot Area Size 13.47

Setbacks: Front 40' Conventional Side 30' Conventional Rear 30' Conventional

Parking Spaces Required: 14 Parking Spaces Provided: 14

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

The applicant is proposing to construct 7 multi family units using Article 4, Section 2.1 of the Zoning Ordinance which is a permitted use in the GR Zone. There is an existing mobile home on-site with an existing barn structure, both located within the front setback. The applicant is proposing to convert the existing barn to allow for a 1 bedroom apartment, and remove the existing mobile home to make way for an attractive duplex design. The remaining 4 units will be built into the hill side to the north side of the property. All of the units will be accessed from a new Private Drive currently named Rupert Drive, which is equipped with a hammer head turn around. The proposed driveway is currently shown as 20' wide, based on the low number of units to which it provides access. The existing driveway onto Winkley Pond Road will be removed with the exception of the barn door access at the front of the Barn.

Each proposed unit contains 2 garage spaces and 2 parking spaces in front of each unit with a small parking array being developed for the other three units. The project proposes a common well (non public water supply) and a common effluent disposal field. Stormwater will be collected and treated through a rain garden (bio-retention) device between the developed area and the required buffers.

Wetlands have been delineated and survey located on the project site. Prime Wetland #1 is located in the top right corner of the parcel. As such the 50' & 100' buffer is shown and will not affect the proposed units.

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## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road  
Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

**April 12, 2023**

### **Abutters List**

#### **Owner of Record**

##### **Tax Map 253, Lot 14**

Hambone LLC  
242 Central Ave  
Dover, NH 03820  
*Book 4976, Page 1023*

#### **Abutters**

##### **Tax Map 253, Lot 15**

Brian & Miyoko Weeden  
63 Winkley Pond Rd  
Barrington, NH 03825

##### **Tax Map 253, Lot 16**

Donald & David Souliere  
73 Winkley Pond Rd  
Barrington, NH 03825  
*Book 2067, Page 472*

##### **Tax Map 253, Lot 4**

Brian H & Lori J Bardwell  
40 Hayes Rd  
Barrington, NH 03825  
*Book 4306, Page 080*

##### **Tax Map 253, Lot 3**

Robert & Carol Gahan  
23 Hayes Dr  
Barrington, NH 03825

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21-163 Hambone Development  
49 Winkley Pond Rd, Barrington, NH

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**Tax Map 253, Lot 2**

John & Linda Wesley  
41 Groton-Harvard Rd  
Ayer, MA 01432

**Tax Map 253, Lot 21**

Leahy Rev Liv Tst  
Tommie J & Debra A Leahy  
48 Winkley Pond Rd  
Barrington, NH 03825  
*Book 4696, Page 777*

**Tax Map 254, Lot 1**

Birch Hill Est Rev Tst  
John & Ken Anderson Tstees  
PO Box 1194  
Alton, NH 03809-1194

**Professionals**

Deidra Benjamin, CWS  
100 Leavitt Rd  
Pittsfield, NH 03263

John P. Hayes III, CSS  
7 Limestone Way  
North Hampton, NH 03862

Kenneth A. Berry PE LLS  
Christopher R. Berry, Project Manager  
Berry Surveying & Engineering  
335 Second Crown Point Road  
Barrington, NH 03825

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