

Project Application

Land Use Department

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

121-28-OR-23-SR

Case Number: _____ Project Name: Barrington Shores, LLC Date 9/12/2023

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: Barrington Shores, LLC Area (Acres or S.F) 24.8±

Project Address: 7 Barrington Shores Drive, Barrington, NH

Current Zoning District(s): Gen. Res. / Swain's Lake Map(s) 121 Lot(s) 28

Request: To update layout of 24 approved seasonal camp sites and camp roads

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 Green
Company: Barrington Shores, LLC
Phone: 617-212-7925 E-mail: barringtonshores@gmail.com
Address: 240 Revere Street, Winthrop, MA 02152

Applicant (Contact): _____
Company: _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

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

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

Surveyor Raymond Bisson
Company Stonewall Surveying
Phone: 603-664-3900 E-mail: stonewallsurveying@gmail.com
Address: PO Box 458, Barrington, NH 03825

Owner Signature Todd E Green
Staff Signature Barbara Drueve

Applicant Signature Todd E Green
Date 9/12/2023

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Applicant Barrington Shores, LLC Map/Lot# 121 / 28 Case# 121-28-GR-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 checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Copies of any proposed easement deeds, protective covenants or other legal documents (3.9.1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Any waiver request(s) submitted with justification in writing (3.9.8)	<input type="checkbox"/>	<input checked="" 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 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"/>	

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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))			
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
e. List of required permits and permit approval numbers (3.2.10 (13))	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>	

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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 checked="" type="checkbox"/>	<input 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) Pedestrian Easement as noted	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
23. Designation of each proposed lot (by Map & Lot numbers as provided by the assessor) Site #'s and square footage listed	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Limits of wetlands (3.3 (13))	<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 type="checkbox"/>	<input checked="" 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)) Swains Lake Water District	<input type="checkbox"/>	<input checked="" 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"/>	

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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 Todd E. Green of Barrington Shores, LLC The owners, by the communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: Todd E. Green

Signature of Developer: Todd E. Green

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: Scott E. Grew

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.

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TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME **Barrington Shores Campground** CASE FILE NUMBER 121-28-OR-23-OR

PROJECT LOCATION **7 Barrington Shores Drive**

DATE OF APPLICATION **9/12/2023**

Property Details:

Single-Family Residential Multi-Family Residential **Commercial** Industrial

Current Zoning: **General Residential** Lot Area Size **24.84± Acres**

Setbacks: Front **40 ft** Side **30 ft** Rear **30 ft**

Parking Spaces Required: **1 per Site** Parking Spaces Provided: **1 per Site + Overflow**

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

Due to topographical changes from recent construction of a new leach field and septic design, we are seeking to modify the existing site approval from April 20, 2021 Planning Board meeting.

In order to alleviate the flooding from Hall road into the safari field, we raised the grade of the safari field using the soil from the new site development area. We used the gravel on the hill, lowering the topography and grade for sites and roads. This also afforded us the opportunity to improve the septic system., which was redesigned by James M. Lavelle Associates and approved in April 2023.

While removing the gravel, rocks and debris we created a earth berm at the edge of the buffer. By doing this we improved the sound quality and line of sight for the abutters. This will also improve distractions of drivers on Hall Road as they cannot see into the camp sites. Vegetation will be added to the berm to improve stability and as a visible barrier.

The modifications will include improving road accessibility and more site uniformity. The approved camp roads were designed at 20 foot wide two-way and 14 foot wide one-way, with one dead end. The new layout had the 20 foot wide two-way road, then extends to a 16 foot wide one-way perimeter road and into an 18 foot wide one-way road between the sites. This layout provides for easier travel with the trailers and for fire apparatus if ever needed. With the removal of gravel, the steeper slopes have been eliminated and a much easier course of travel is provided.

The new site layout is more uniform and flows better. The same number of sites have been placed. This will also make it easier for the installation of utilities to each site.

Thank you for the consideration of these revisions.
Sincerely, Todd Green

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ABUTTER LIST

Town of Barrington, NH
Please Print or Type

Applicant: Barrington Shores, LLC c/o Todd Green Phone 617-212-7925

Project Address: 7 Barrington Shores Drive, Barrington, NH

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
121	28	G	Barrington Shores, LLC	240 Revere St, Winthrop, MA 02152

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
121	29	Luzi Pantano Rev Trust of 2015	168 Hall Rd, Barrington, NH 03825
121	37	Bruce G. & Kathleen M. Robinson	84 Rosemary Ln, Barrington, NH 03825
121	36	David Newhall	54 Rosemary Ln, Barrington, NH 03825
121	5	James Barrett	10 Timber Ln, Barrington, NH 03825
121	6	Jacob Goodwin & Amanda King	193 Hall Rd, Barrington, NH 03825
121	8	Kenneth & Uncha Resendes	221 Hall Rd, Barrington, NH 03825
121	27	David White	216 Hall Rd, Barrington, NH 03825
121	26	David G. & Heather H. Totty	242 Hall Rd, Barrington, NH 03825

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.

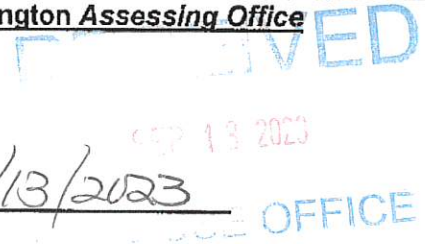
Name of Professional or Easement Holder	Mailing Address
Stonewall Surveying c/o Raymond Bisson, PO Box 458, Barrington, NH 03825	

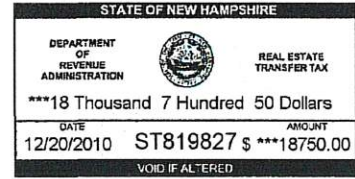
I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the Town of Barrington Assessing Office

on this date: 9/12/2023, This is page 1 of 1 pages.

Applicant or Agent: _____

Planning Staff Verification: Barbara Irvine Date: 9/13/2023





WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **TWO Z'S CAMPING AREA, INC.**, a New Hampshire corporation having a place of business at 7 Barrington Shores Drive, Barrington, New Hampshire 03825, for consideration paid, grants to **BARRINGTON SHORES, LLC**, a New Hampshire limited liability company having a place of business at 7 Barrington Shores Drive, Barrington, New Hampshire 03825, with **WARRANTY COVENANTS**, the following:

Parcel 1:

A certain tract or parcel of land with the buildings thereon, situate in Barrington, Strafford County, State of New Hampshire, bounded and described as follows:

On the North by land now or formerly owned by Daniel Chesley and Charles E. Hoyt; on the East by the highway leading from Swain Road; on the South by land formerly owned by A. B. Locke and land now or formerly owned by Charles Faxon; and on the West by Swain's Lake, formerly known as Sawyer's Pond, containing fifty (50) acres, more or less.

Parcel 2:

A certain parcel of land situate on the westerly side of the Hall Road, so-called, in said Barrington, bounded and described as follows:

Beginning on the westerly side of the Hall Road at the northeasterly corner of other land of Demeritts (formerly of Peabody), thence running Northwesterly, Southwesterly and Northwesterly by said Demeritts' other land as marked by a stone wall to a large oak at land of Conway; thence running Northeasterly by said Conway land a distance of 80 feet, more or less, to Swain's Pond; thence running Southeasterly by said Pond a distance of 29 feet, more or less, to a pin at land of Robinson, formerly of Estes; thence running Southeasterly by said Estes land to a pin; thence running Northeasterly by said Estes land a distance of 200 feet, more or less, to a pin; thence continuing Northeasterly by land of Wiggins, formerly of Cannon, to the southerly side of a right of way; thence running Southeasterly by said right of way to a marker on the westerly side of Hall Road; thence running Southerly by said Hall Road to the point of beginning.

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Together with the use of the said right of way in common with others.

Parcel 3:

A certain tract of land known as the Island, being part of the Harry Austin land situated in said Barrington, and divided by a line spotted from a pine tree on the Pond side, and running by said spotted line to a spotted oak on a line between land of George A. Hall and the lot herein conveyed, meaning to convey the interest which George A. Cammell owned in said property and no more, and being a part of the real estate which we inherited from Lewis M. Pierce.

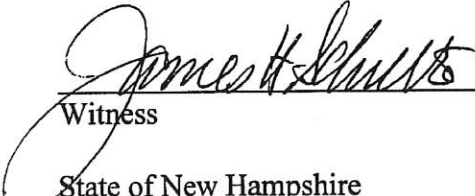
Meaning and intending to convey the same premises conveyed to Two Z's Camping Area, Inc., by Warranty Deed of George L. Demeritt and Kathleen E. Demeritt dated March 10, 1994 and recorded at the Strafford County Registry of Deeds at Book 1733, Page 325.

Notwithstanding the fact that Parcel 1 purports to contain fifty (50) acres, more or less, the Grantor herein believes that it is conveying twenty-four and eight tenths (24.8) acres, more or less, total as represented to it by McEaney Survey Associates, Inc. as referenced on plan entitled "Plan of Len-Kay Camping Area, Hall Road, Barrington, New Hampshire" dated December 8, 1992, State of New Hampshire Licensed Land Surveyor #661, Kevin N. McEaney and have so advised the Grantee herein.

This is not homestead property.


Dated this 20 day of December, 2010.

Two Z's Camping Area, Inc.



Witness

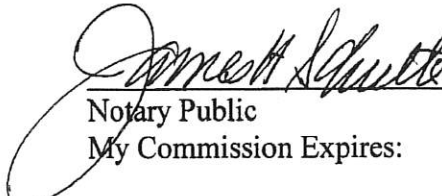
State of New Hampshire
County of Strafford

By: 

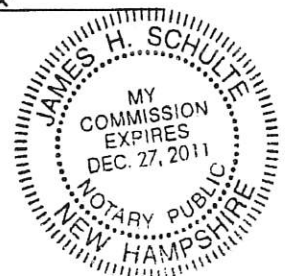
Donald Ziemba, President

Personally appeared Donald Ziemba, President of Two Z's Camping Area, Inc., and acknowledged that he executed the above instrument as his free act and deed on behalf of Two Z's Camping Area, Inc., before me, this 20th day of December, 2010.

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Notary Public
My Commission Expires:



DEED OF EASEMENT

TWO Z'S CAMPING AREA, INC., a New Hampshire corporation, with a place of business at 70 Hall Road, Barrington, County of Strafford, State of New Hampshire 03825, for consideration paid, grants to DONALD W. ZIEMBA and GAIL S. ZIEMBA, husband and wife, as JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, both of 70 Hall Road, Barrington, County of Strafford, State of New Hampshire 03825, with WARRANTY covenants, the following:

An easement for the purpose of ingress and egress for the benefit of and to be appurtenant to Lots 1, 2, 3 and 4 on plan entitled "Subdivision Plan, Ivan & Geraldine Fogarty" dated 7/96 and recorded at Strafford County Registry of Deeds as Plan 49-80. Said Lots 1 - 4 are more particularly described in deed of Ivan Fogarty and Geraldine Fogarty to Donald Ziemba and Gail Ziemba dated May 9, 1997 and recorded at the Strafford County Registry of Deeds in Book 1925, Page 101. This easement shall be in common with others and is intended to provide access to and from the shore of Swain's Pond. Said easement being more particularly bounded and described as follows:

A certain parcel of land situate on the westerly side of the Hall Road, so-called in said Barrington, bounded and described as follows:

Beginning on the westerly side of the Hall Road at the northeasterly corner of other land now or formerly of Demeritts (formerly of Peabody); thence running northwesterly, southwesterly and northwesterly by said Demeritt land as marked by a stone wall to a large oak at land now or formerly of Conway; thence running northeasterly by said Conway land a distance of 80 feet, more or less, to Swain's Pond; thence running southeasterly by said Pond a distance of 29 feet, more or less, to a pin at land now or formerly of Robinson, formerly of Estes; thence running southeasterly by said Estes land to a pin; thence running northeasterly by said Estes land a distance of 200 feet, more or less, to a pin; thence continuing northeasterly by land now or formerly of Wiggin, formerly of Cannon, to the southerly side of a right-of-way; thence running southeasterly by said right-of-way to a marker on the westerly side of Hall Road; thence southerly by said Hall Road to the point of beginning.

Meaning and intending to convey an easement across property conveyed to Two Z's Camping Area, Inc. by deed dated March 10, 1994 and recorded at the Strafford County Registry of Deeds in Book 1722, Page 325.

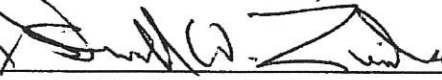
This easement is to benefit property owned by Donald W. Ziemba and Gail S. Ziemba and being more particularly described in deed of Ivan Fogarty and Geraldine Fogarty dated May 9, 1997 and recorded at the Strafford County Registry of Deeds in Book 1925, Page 101.

Signed this ^{1st of May} ~~30~~ day of April 2000.

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TWO Z'S CAMPING AREA, INC.

By 

Donald W. Ziemba, Its President

Witness

LAND USE OFFICE

2000 MAY - 1 AM 10: 14
REGISTER OF DEEDS
STRAFFORD COUNTY

006366

BK 2192 PG 0544

LAW OFFICE
OF
JAMES H. SCHULTE
660 CENTRAL AVENUE
DOVER, NEW HAMPSHIRE
03820
TEL. 603-743-6300
FAX. 603-743-6400

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That We, **GEORGE L. DEMERITT** and **KATHLEEN E. DEMERITT**, husband and wife, of 106A Crawley Falls Road, Town of Brentwood, County of Rockingham and State of New Hampshire, for consideration paid,

grant to

TWO Z'S CAMPING AREA, INC., a corporation duly organized under New Hampshire Law and having a principal place of business at 10 Hall Road, Town of Barrington, County of Strafford and State of New Hampshire

with **WARRANTY COVENANTS**, the following described property, with the buildings thereon located in Barrington, New Hampshire and bound and described as follows:

PARCEL 1

A certain tract or parcel of land with the buildings thereon, situate in said Barrington, bounded and described as follows:

On the North by land now or formerly owned by Daniel Chesley and Charles E. Hoyt; on the East by the highway leading from Swain Road; on the South by land formerly owned by A. B. Locke and land now or formerly owned by Charles Faxon; and on the West by Swain's Lake, formerly known as Sawyer's Pond, containing fifty (50) acres, more or less.

Meaning and intending to describe and convey all and the same premises as conveyed by Myron F. Peabody and Olive P. Peabody to George L. Demeritt and Kathleen E. Demeritt by Warranty Deed dated January 23, 1968, and recorded in the Strafford County Registry of Deeds at Book 839, Page 34.

PARCEL 2

A certain parcel of land situate on the westerly side of the Hall Road, so-called, in said Barrington, bounded and described as follows:

Beginning on the westerly side of the Hall Road at the northeasterly corner of other land of said Demeritts (formerly of Peabody), thence running Northwesterly, Southwesterly and Northwesterly by said Demeritts' other land as marked by a stone wall to a large oak at land of Conway; thence running Northeasterly by said Conway land a distance of 80 feet, more or less, to Swain's Pond; thence running Southeasterly by said Pond a distance of 29 feet, more or less, to a pin at land of Robinson, formerly of Estes; thence running Southeasterly by said Estes land to a pin; thence running Northeasterly by said Estes land a distance of 200 feet, more or less, to a pin; thence continuing Northeasterly by land of Wiggins, formerly

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REGISTERED DEEDS
STRAFFORD COUNTY

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of Cannon, to the southerly side of a right of way; thence running Southeasterly by said right of way to a marker on the westerly side of Hall Road; thence running Southerly by said Hall Road to the point of beginning.

Together with the use of the said right of way in common with others.

Meaning and intending to describe and convey all and the same premises described in deed of Myron F. Peabody and Olive P. Peabody to George L. Demeritt and Kathleen E. Demeritt, dated July 10, 1973, recorded Strafford County Registry of Deeds at Book 929, Page 271.

PARCEL 3

A certain tract of land known as the Island, being part of the Harry Austin land situated in said Barrington, and divided by a line spotted from a pine tree on the Pond side, and running by said spotted line to a spotted oak on a line between land of George A. Hall and the lot herein conveyed, meaning to convey the interest which George A. Cammell owned in said property and no more, and being a part of the real estate which we inherited from Lewis M. Pierce.

For my title see deed dated August 19, 1941 to Ralph L. Conway, recorded in the Strafford County Registry of Deeds in Book 505, Page 210. Also see Strafford County Probate File #A-17784, and Essex County, Massachusetts Probate Court #256077, wherein I have secured my title under the Will of Ralph L. Conway.

Meaning and intending to convey all and the same premises as conveyed by Elizabeth E. Conway to George L. Demeritt and Kathleen E. Demeritt by Warranty Deed dated April 21, 1978, and recorded in the Strafford County Registry of Deeds at Book 1020, Page 493.

Notwithstanding the fact that Parcel 1 proports to contain fifty (50) acres, more or less, the Grantors herein believe that they are conveying twenty-four and eight tenths (24.8) acres, more or less, total as represented to them by McEneaney Survey Associates, Inc. as referenced on plan entitled, "Plan of Len-Kay Camping Area, Hall Road, Barrington, New Hampshire" dated December 8, 1992, State of New Hampshire License Land Surveyor #661, Kevin N. McEneaney and have so advised the Grantees herein. A copy of said plan was delivered to the Grantees herein with the delivery of this Warranty Deed.

We, George L. Demeritt and Kathleen E. Demeritt, the grantors, release to said grantee all rights of homestead and other interests therein.

OK 1733 PG0326

E:\JAS\DEMERITT.D02

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

XXX3 THOUSAND XX8 HUNDRED AND X88 DOLLARS

MO.	DAY	YR	AMOUNT
03	10	94	117400 \$3888.00

VOID IF ALTERED

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WITNESS, Our hands and seals this 10^R day of March, 1994.

[Signature]
Witness
(Witness to both)
Witness

[Signature]
GEORGE L. DEMERITT
[Signature]
KATHLEEN E. DEMERITT

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

On this 10^R day of March, 1994, personally appeared George L. Demeritt and Kathleen E. Demeritt, known to me or satisfactorily proven to be, the persons whose names are subscribed on the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

Before me,
[Signature]
Notary Public/Justice of the Peace

From the offices of: Shuchman & Reams
42 Hampton Road
P.O. Box 220
Exeter, NH 03833
778-1984

BK 1733 PC0327

Les Leonard
REGISTER OF DEEDS
STRAFFORD COUNTY

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The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

**APPROVAL FOR CONSTRUCTION
 OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)**

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 4/4/2023

APPROVAL NUMBER: eCA2023040414

I. PROPERTY INFORMATION

Address: 7 BARRINGTON SHORES DRIVE (121-28)
 BARRINGTON NH 03825
Subdivision Approval No.: ESA2022012401
Subdivision Name: BARRINGTON SHORES CAMPGROUND
County: STRAFFORD
Tax Map/Lot No.: 121/28

II. OWNER INFORMATION

Name: TODD GREEN
Address: BARRINGTON SHORES LLC
 240 REVERE STREET
 WINTHROP MA 02152

III. APPLICANT INFORMATION

Name: JAMES LAVELLE ASSOCIATES
Address: JAMES LAVELLE ASSOCIATES
 2 STARWOOD DRIVE
 HAMPSTEAD NH 03841

IV. DESIGNER INFORMATION

Name: TIMOTHY P LAVELLE
Address: 39 BARREL RUN RD
 FREMONT NH 03044
Permit No.: 01416

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction
 Please read **VI. General Terms and Conditions** on the reverse side of this approval.

- A. TYPE OF SYSTEM: CONCRETE CHAMBERS**
- B. NO. OF BEDROOMS: 0**
- C. APPROVED FLOW: 4020 GPD**
- D. OTHER CONDITIONS AND WAIVERS:**

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. Design for ISDS consisting of: (24) new 3-way hook-up sites @ 60gpd/site, including (13) & (30) existing 3-way hook-up sites @ 60gpd/site; total flow 4020gpd. The 4020gpd is for (67) 3-way hookup sites; with the (30) 3-way hook-up sites originally from CA1999016296- to be incorporated into this new ISDS).
3. This approval is granted under RSA 485-A:29, I and based on the following provision of RSA 216-I:1, VII which states: "recreational campground or camping park" means a parcel of land on which 2 or more campsites are occupied or are intended for temporary occupancy for recreational dwelling purposes only and not for permanent year-round residency, excluding recreation camps as defined in RSA 485-A:23.
4. All activity shall be in accordance with RSA 483-B, the Shoreland Water Quality Protection Act.
5. If construction on this lot involves dredge or fill in a jurisdictional wetland or stream, DES Wetlands Bureau approval is required prior to construction per RSA 482-A
6. The following waivers have been approved:
 - A. Rule: Env-Wq 1010 Section: 08 Pipe to Tank Connections

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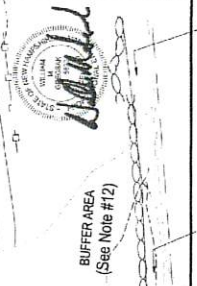
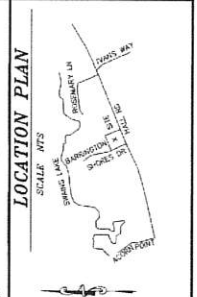
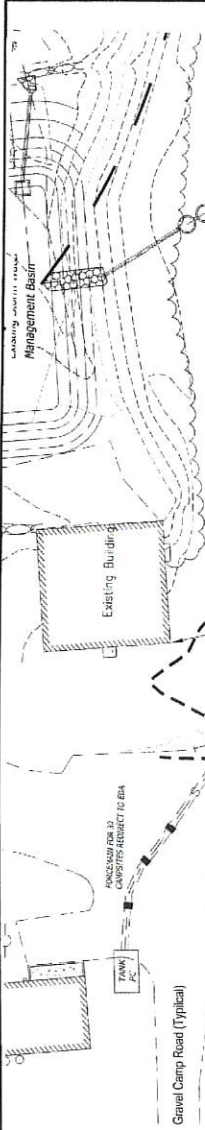
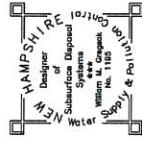
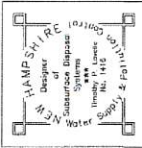
Travis Guest

Travis Guest
Subsurface Systems Bureau

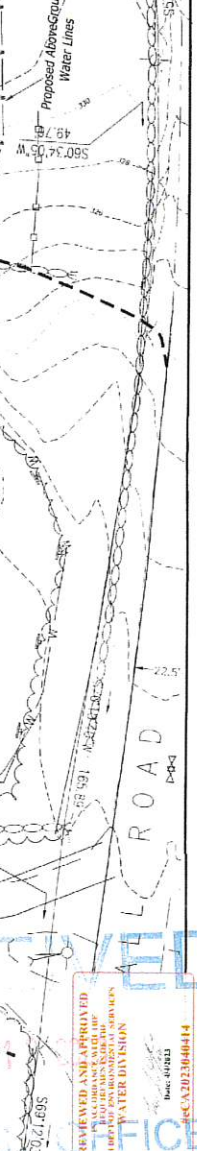
**SANITARY DISPOSAL SYSTEM FOR
MAP #121 LOT #28
7 BARRINGTON SHORES DR
BARRINGTON, NH 03825**

OWNER TODD GREEN/BARRINGTON SHORES LLC
240 REVERE STREET WINTHROP, MA 02152

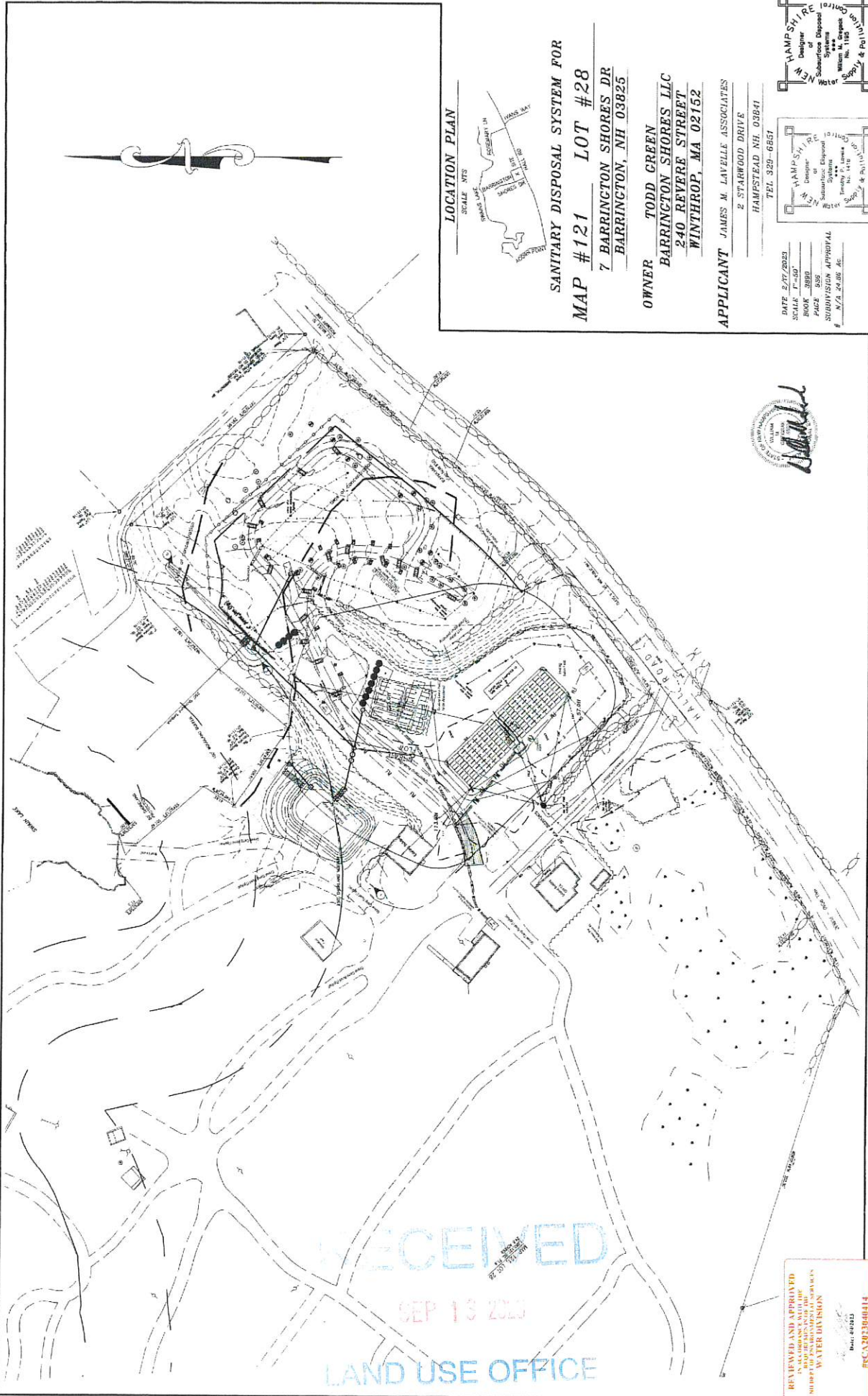
DATE 2/17/2023 BOOK 3990 PAGE 506
SCALE 1"=20' SUBDIVISION APPROVAL # 25A02022



BUFFER AREA
(See Note #12)



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REVIEWED AND APPROVED
FOR THE SUPERVISOR OF
SANITARY ENGINEERING
STATE OF NEW HAMPSHIRE
SANITARY ENGINEERING DIVISION
DATE: 09/11/23
PROJECT: 2023040414



LOCATION PLAN

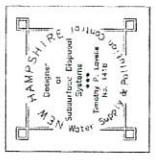
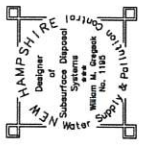


SANITARY DISPOSAL SYSTEM FOR
MAP #121 LOT #28
7 BARRINGTON SHORES DR
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OWNER TODD GREEN
BARRINGTON SHORES LLC
240 REVERE STREET
WINTHROP, MA 02152

APPLICANT JAMES M. LAVELLE ASSOCIATES
2 STARWOOD DRIVE
HAMPSTEAD, NH. 03841
TEL. 929-6657

DATE 2/17/2023
 SCALE 1"=50'
 BOOK 388B
 PAGE 55B
 SUBDIVISION APPROVAL
 # N/A 24-0B AC



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 SUPERVISOR OF PERMITS
 WATERS DIVISION
 DATE 09/13/23
 #CA202304014

