

# Project Application

## Land Use Department

App - 150.00  
7.00 = 28.00  
12/20/22 \$178.00

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

238-2-TC-23-SR  
Case Number: \_\_\_\_\_

Project Name: Elfmade Properties LLC

Date 12/20/2022

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 \_\_\_\_\_ Other \_\_\_\_\_

Project Name: Elfmade Properties LLC Area (Acres or S.F) .64

Project Address: 603 Franklin Pierce Hwy

Current Zoning District(s): TOWNCENTER Map(s) 238 Lot(s) 2

Request: Placing 3 ~ 10x20 Containers for Truck Shipment Receiving. Placing 10 ~ 10X20 Containers for Elfmade and Company Retail store Product Display

For Customers ~ See Attached

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:** Robert A Huffman ( LLC Manager )  
 Company Elfmade Properties LLC  
 Phone: 603-664-5837 Fax: \_\_\_\_\_ E-mail: bob@elfmade.com  
 Address: PO Box 349, Barrington, NH 03825

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

**Developer:** \_\_\_\_\_  
 Company \_\_\_\_\_  
 Phone: N/A Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Address: \_\_\_\_\_

**Architect:** \_\_\_\_\_  
 Company \_\_\_\_\_  
 Phone: N/A Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Address: \_\_\_\_\_

**Engineer:** \_\_\_\_\_  
 Company \_\_\_\_\_  
 Phone: N/A Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Address: \_\_\_\_\_

Robert A Huffman  
 Owner Signature  
[Signature]  
 Staff Signature

Robert A Huffman  
 Applicant Signature  
12/20/2022  
 Date

RECEIVED

DEC 20 2023

LAND USE OFFICE

# TOWN OF BARRINGTON - LAND USE DEPARTMENT

## PROJECT NARRATIVE

PROJECT NAME Elfmade Properties LLC CASE FILE NUMBER 238-2-TC-23-SR

PROJECT LOCATION 603 Franklin Pierce Hwy

DATE OF APPLICATION 12/20/2022

Property Details:

Single-Family Residential Multi-Family Residential Commercial  Industrial

Current Zoning: T/C Lot Area Size .64

Setbacks: Front 33' Side 40' Rear 30'

Parking Spaces Required: \_\_\_\_\_ Parking Spaces Provided: \_\_\_\_\_

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

We will be placing on our Parking Lot 3 ~ 10x20 Containers for receiving Truck shipments. Once Items are received Items that are needed at our retail Store will be brought over to the retail store, and the rest will go to Storage at the Sparebox Storage Facility in Barrington.

We will also be placing 10 ~ 10x20 Containers for display of our larger items like Braided Rugs, Furniture, and other items that do not fit in our Retail Store as we have outgrown our retail Store. Customers will be able to request access to the Containers from our Staff when looking for items not in our regular Store.

Also see Attached.

We have also Permitted the driveway with the state of NH to this parcel of land. The 5 ~ 10x40 containers that are there now along with the 48' semi Trailer will be removed when plan is approved.

RECEIVED

DEC 20 2023  
Revision Date 8/31/2011

LAND USE OFFICE

**ATTACHMENT**

**REQUEST (CONT.):** Elfmade Properties, LLC, proposes to place ten (10) 10' x 20' structures for the purpose of holding and displaying additional retail merchandise, primarily (although not exclusively) larger items such as braided rugs, furniture and other such products that are too large or bulky to be readily placed and displayed in the current store area. Also placed there would be specialty products. Any interested customer will be able to access the store merchandise in these structures. In addition, Elfmade proposes to place three (3) 10' x 20' containers for receiving deliveries of store merchandise.

Elfmade needs the additional space for merchandise for its retail establishment and these are appropriate accessory uses that are permitted under the Barrington Zoning Ordinance (see Table in Appendix, Article 19). Further, the proposed additions fit the definition of accessory buildings, under definition of *Structure* in Article 18 of the Barrington Zoning Ordinance.

RECEIVED

DEC 20 2023

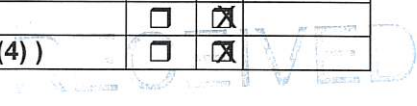
Applicant Elfmade Properties LLC Map/Lot# 238/2 Case# 2382-TC-23-SR

**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:				
<b>Section I. General Requirements</b>				
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"/>		
<b>Section II. General Plan Information</b>				
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"/>		



DEC 20 2023

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) <b>3.2.10(5)</b>	<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 <b>(3.2.10 (12) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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." <b>(3.2.10 (16) )</b>	<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." <b>(3.2.10(17))</b>	<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." <b>(3.2.10 (18) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. North arrow <b>( 3.2.5 )</b>	<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 <b>(3.3 (18) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Plan and deed references <b>(3.2.6)</b>	<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 <b>(3.2.10 (1) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Existing and proposed use <b>(3.2.10 (6) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Water Supply source (name of provider (company) if offsite) <b>(3.2.10 (10) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Zoning variances/special exceptions with conditions <b>(3.2.10 (11) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. List of required permits and permit approval numbers <b>(3.2.10 (13) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Vicinity sketch showing 1,000 feet surrounding the site <b>(3.2.8)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g. Plan index indicating all sheets <b>(3.2.9)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
18. Boundaries-existing lot boundary defined by metes and bounds <b>(3.3 (1) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
19. Boundary monuments <b>(3.3 (4) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Monuments found <b>(4.2)</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Map number and lot number, name addresses, and zoning of all abutting land owners <b>(3.3 (5) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Monuments to be set <b>(3.3 (4) &amp; 4.2 )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
20. Existing streets: <b>(3.3 (6) )</b>	<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) <b>(3.3 (7) )</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
22. Existing easements (identified by type) <b>( 3.3 (8) )</b>	<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"/>	

DEC 20 2023

LAND USE OFFICE

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 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 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"/>	

RECEIVED

DEC 20 2023

LAND USE OFFICE

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:

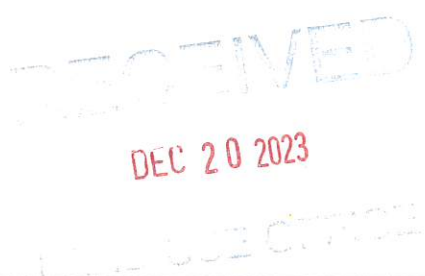
- E. To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions which become apparent during construction of the site plan review.
- E. To post all streets "Private" until accepted by the Town and to provide and install 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 Robert A Huffman of Barrington The owners, by the communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: Robert A Huffman

Signature of Developer: \_\_\_\_\_

Technical Review Signatures: \_\_\_\_\_

Town Engineer/Planner Approval Signature: Vanessa Thie 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: Robert A Huffman

**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.

RECEIVED

DEC 20 2023

PLANNING BOARD



Site Plan Waiver Request Form

Under Site Plan Regulations 3.9.8-Waivers and Article 8-Waiver Procedure

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 Site Plan Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved site plan.**

Name of Site Plan (See Title Box): Elfmade Properties LLC

Case Number: 238-2-TC-23-SR

Site Location: 603 Franklin Pierce Hwy

Zoning District(s): T/C

Owner (s): Robert A Huffman

Address of Owner(s): PO Box 349, Barrington, NH 03825

Address Line 2: \_\_\_\_\_

Name of Applicant (if different from owner): N/A

Phone Number 603-664-5837 Email elfmade@metrocast.net

Land Surveyor: N/A

I Robert A Huffman seek the following waiver to the Town of Barrington Site Plan regulations for the above case submittal:

3.1.1

All Site plans shall be prepared and stamped by a professional Engineer. Boundary Monuments shall be certified by a licensed Land Surveyor.

Robert A Huffman  12/20/2022

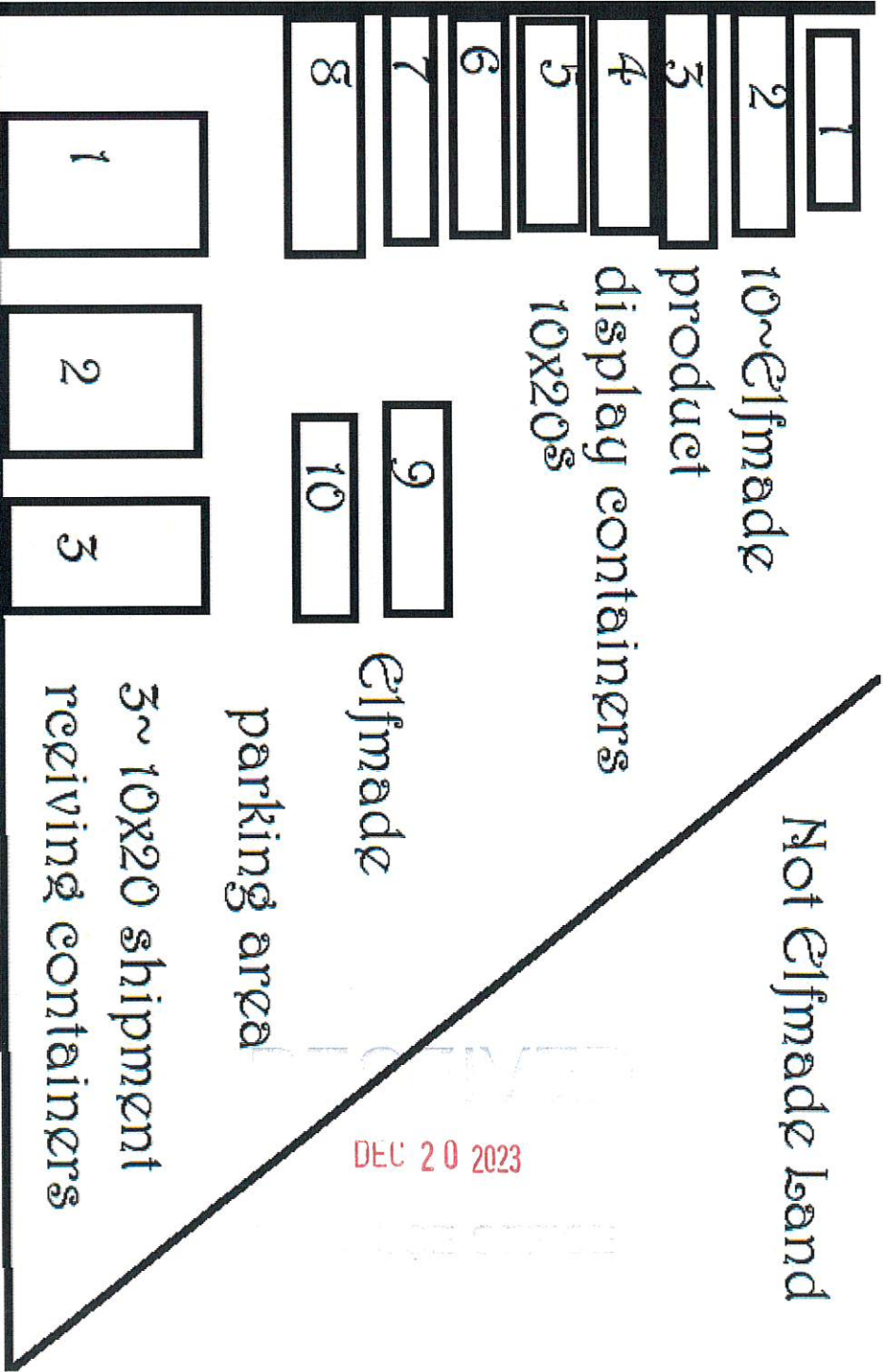
Signature of Owner/Applicant

DEC 20 2023

Date

# Customer Parking

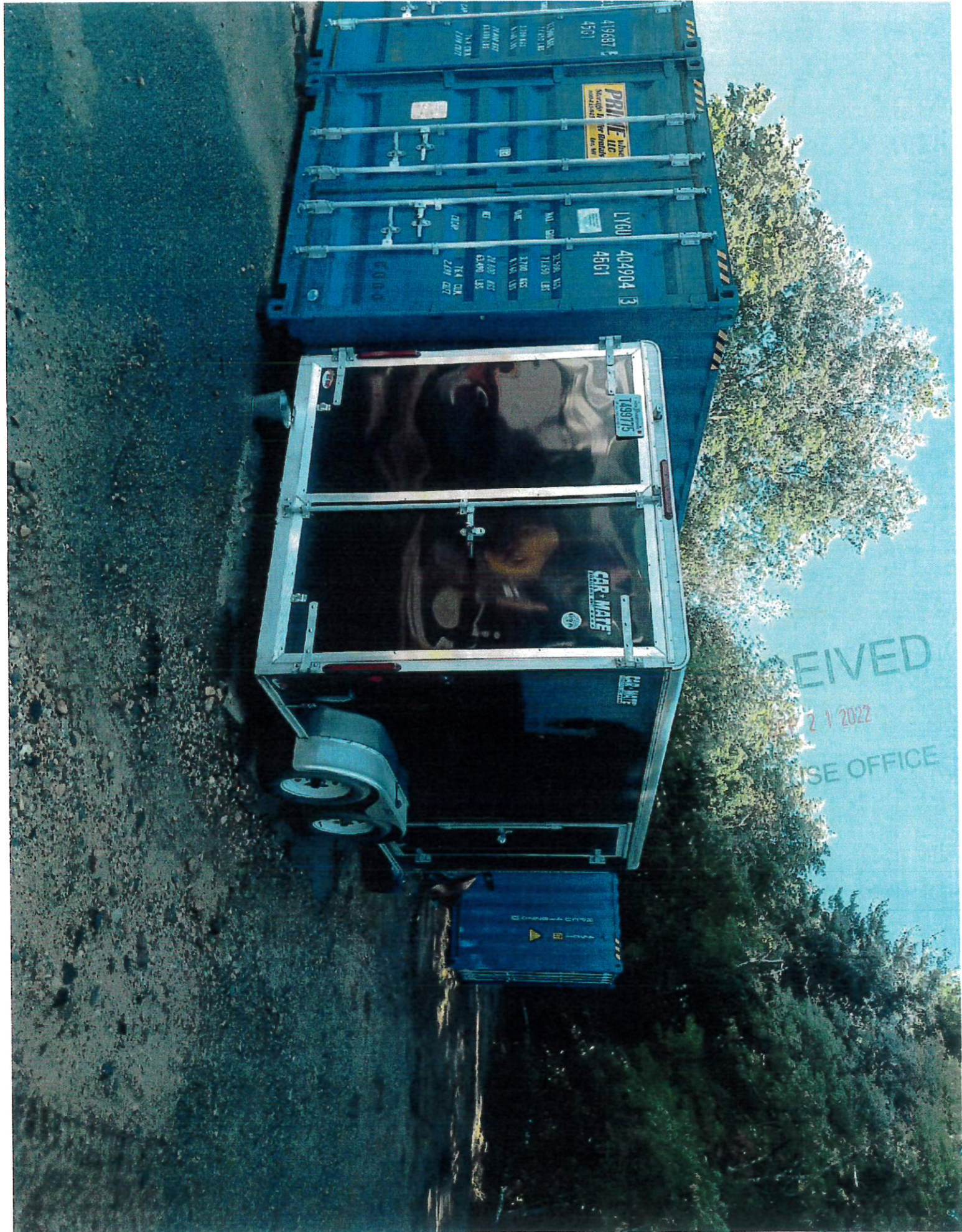
40'



Elfmade Properties 33' state set back

RT 9

DEC 20 2023



404904 4561  
LY6U

404904 4561  
LY6U  
22592 VSA  
11530 LBS  
33700 GCS  
VSA USA  
71400 GCS  
63400 LBS  
184 DIA  
2100 GCS

1499775

CAR-MATE  
EQUIPMENT

RECEIVED

FEB 21 2022

POLICE OFFICE





EIVED

SEP 21 2022

LAND

DEC 20 2023

CASTLE 96

CASTLE 96





REVISED  
DEC 20 2023  
LAND USE UTILITIES





**ABUTTER LIST**

Town of Barrington, NH

Please Print or Type

Applicant: Effmade Property Phone 603-664-5837

Project Address: 603 Franklin Pierce Highway

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
238	2	TC	Effmade Property LLC	603 Franklin Pierce Hwy

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
238	3	Linda Swenson LC	PO Box 10, Barrington
238	1	Bennett, Bernard F SR + Susan <sup>Rev TR</sup> Dy	611 Franklin Pierce Hwy
238	50	6016 FPH LLC	PO Box 57, Barrington

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: \_\_\_\_\_

Planning Staff Verification: Barbara Irvine Date: 10-10-2022

RECEIVED

SEP 21 2022 12/20/2022

12/21/22 UP LAND USE OFFICE