

Project Application

Land Use Department

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

220-54-7-2 (Units 11 & 12)

Case Number: _____ Project Name: White Mountain Knives - Store Date 4-11-23

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: White Mountain Knives - Store Area (Acres or S.F) 13,777 Acres
 Project Address: 103 & 105 Isinglass Circle
 Current Zoning District(s): RC Map(s) 220 Lot(s) 54-7-2
 Request: Retail

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: ~~Malone Properties LLC~~ Justin Malone
 Company: Malone Properties LLC
 Phone: 603 866 4752 Fax: _____ E-mail: whitemountainknives@gmail.com
 Address: 78 Sherborne Rd Barrington NH 03825

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

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

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

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

Owner Signature _____
 Staff Signature _____

Applicant Signature _____
 Date 4-11-23

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TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME White Mountain Knives - Store CASE FILE NUMBER 220-54-7-2 (units 11&12)

PROJECT LOCATION 103 & 105 1 Singlass Circle

DATE OF APPLICATION 4-11-23

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: RC Lot Area Size 13.777

Setbacks: Front Side Rear

Parking Spaces Required: Parking Spaces Provided:

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

See Attached

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PROJECT NARRATIVE for White Mountain Knives_Store

I purchased 103 & 105 Isinglass circle for my ecommerce business. The main use of the 3000sf building is warehouse space. I'm seeking approval for a 210sf retail space. The function of the retail space is to satisfy the "brick and mortar" requirement of certain manufacturers in order to carry their products. I do not anticipate having many customers stop in. I have a total of 12 parking spaces (6 in front and 6 in the back). I would allocate the front spaces to the store and park our 3 vehicles in the back. The building has 5 exterior cameras and 5 interior cameras and 8 exterior automatic lights. If approved the hours would be 8-4 Monday through Friday.

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Applicant White Mtn Knives Map/Lot# 220-54-72 Case# 220-54-72 (units 11 & 12)

**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 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"/>		
Section II. General Plan Information				
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 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 checked="" 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 checked="" type="checkbox"/>	<input 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"/>		

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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))	<input checked="" type="checkbox"/>	<input 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." (3.2.10 (16))	<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." (3.2.10(17))	<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." (3.2.10 (18))	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Plan and deed references (3.2.6)	<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 (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 type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Zoning variances/special exceptions with conditions (3.2.10 (11))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. List of required permits and permit approval numbers (3.2.10 (13))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Vicinity sketch showing 1,000 feet surrounding the site (3.2.8)	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
19. Boundary monuments (3.3 (4))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Monuments found (4.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Map number and lot number, name addresses, and zoning of all abutting land owners (3.3 (5))	<input type="checkbox"/>	<input checked="" 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 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) (3.3 (7))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
22. Existing easements (identified by type) (3.3 (8))	<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"/>	

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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 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 checked="" type="checkbox"/>	<input 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 checked="" 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"/>	

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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 Justin Malone of _____ The owners, by the communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: [Handwritten Signature]

Signature of Developer: _____

Technical Review Signatures: _____

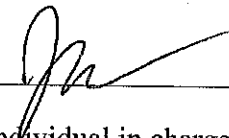
Town Engineer/Planner Approval Signature: [Handwritten Signature] The owners, by the filing of this application as indicated above, hereby give permission for any member of the Barrington Planning Board, the Town Engineer, The Conservation Commission and such agents or employees of the Town or other 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.

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(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:  _____

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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ABBUTTER LIST

Project Address: 103 and 105 Isinglass Circle, Barrington, NH 03825

- 220 54.7 108 & 109 Gilligan Properties, 23 Bryant Street, Woburn MA 01801
- 220 54.7.124 Bradson Properties, 120 Ham Road, Barrington NH 03825
- 220 54.7 125 Neubauer Properties, 143 Province Road, Barrington, NH 03825
- 220 54.7 127 Nicholas Guletsky, 242 North Bay Street, Manchester, NH 03104
- 220 54.7.138 Knaack Realty, LLC, 488 Prospect Street, Rollinsford, NH 03869
- 220 54.7.142 & 143 RSN Realty, LLC, 34 Dover Point Road, Dover, NH 03820
- 220 54.7.128 Wayne & Nancy Killam, 21 Three Ponds Rd., Brentwood, NH 03833
- 220 54.7.123 Integrity Holdings, LLC, P O Box 52, Barrington, NH 03825
- 220 54.7.122 Michael & Kathryn Firczuk, 4 Daisey Drive, Durham, NH 03824
- 220 54.7.110 & 111 Malone Properties, 78 Sherborne Road, Barrington, NH 03825
- 220 46-2 Royalty Volvo Holdings, LLC, 15 Calef Hwy, Barrington, NH 03825
- 220 47 DRTR Holdings, LLC 55 Calef Hwy, Barrington, NH 03825
- 220 53 John Marshall & Tara L. Fulton Trust, 45 Tolend Road, Barrington, NH 03825

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): Barrington Storage-Office

Case Number: 220-54-

Site Location: 103 & 105 Singlass Circle

Zoning District(s): _____

Owner (s): Justin Malone

Address of Owner(s): 78 Sherborne Road Barrington NH 03825

Address Line 2: _____

Name of Applicant (if different from owner): _____

Phone Number 603-866-4752

Email whitemountainknivps@gmail.com

Land Surveyor: _____

I Justin Malone seek the following waiver to the Town of Barrington Site Plan regulations for the above case submittal:

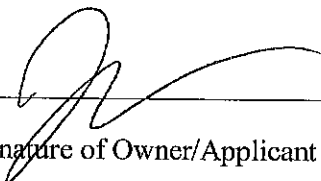
Article 3.1.1. preparer

Using approved site plan on file

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Signature of Owner/Applicant

4-11-2023
Date

Vanessa Price

From: marybeth walker <marybeth_walker2000@yahoo.com>
Sent: Tuesday, April 11, 2023 1:44 PM
To: Vanessa Price
Subject: Re: request for retail for units 103 & 105 on Isinglass Circle

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please forward this email to support@block5.com if you believe this email is suspicious.

Assessing is all set.
Marybeth

On Tuesday, April 11, 2023 at 11:13:02 AM EDT, Vanessa Price <vprice@barrington.nh.gov> wrote:

Good morning.

Please see attached application for a request for retail for units 103 & 105 on Isinglass Circle.

Please have comments via email or stop by my office for comments by April 18, 2023. Thank you.

Best Regards,

Vanessa Price

Town Planner

Town of Barrington, NH

4 Signature Drive

Barrington, NH 03825

(603) 664-0195

TOWN OF BARRINGTON CONFIDENTIALITY AND DISCLOSURE NOTICE:

Vanessa Price

From: George Joy
Sent: Tuesday, April 11, 2023 12:12 PM
To: Vanessa Price
Subject: RE: request for retail for units 103 & 105 on Isinglass Circle

No input from PD if you were looking for it.

George

From: Vanessa Price <VPrice@barrington.nh.gov>
Sent: Tuesday, April 11, 2023 11:13 AM
To: Plan Review <PlanReview@barrington.nh.gov>
Subject: request for retail for units 103 & 105 on Isinglass Circle

Good morning.

Please see attached application for a request for retail for units 103 & 105 on Isinglass Circle.

Please have comments via email or stop by my office for comments by April 18, 2023. Thank you.

Best Regards,

Vanessa Price
Town Planner
Town of Barrington, NH
4 Signature Drive
Barrington, NH 03825
(603) 664-0195

TOWN OF BARRINGTON CONFIDENTIALITY AND DISCLOSURE NOTICE:

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Vanessa Price

From: Marc Moreau
Sent: Tuesday, April 11, 2023 12:44 PM
To: Vanessa Price; Plan Review
Subject: RE: request for retail for units 103 & 105 on Isinglass Circle

No comments or concerns from the Highway Department

Marc

From: Vanessa Price <VPrice@barrington.nh.gov>
Sent: Tuesday, April 11, 2023 11:13 AM
To: Plan Review <PlanReview@barrington.nh.gov>
Subject: request for retail for units 103 & 105 on Isinglass Circle

Good morning.

Please see attached application for a request for retail for units 103 & 105 on Isinglass Circle.

Please have comments via email or stop by my office for comments by April 18, 2023. Thank you.

Best Regards,

Vanessa Price
Town Planner
Town of Barrington, NH
4 Signature Drive
Barrington, NH 03825
(603) 664-0195

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