

# Project Application

## Land Use Department

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

Case Number: 223-26.58 & 26.59-RC-23-L Project Name: Lot Line Commercial Dev. Date 10/26/23

Rte 125

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: Multi-use site plan Area (Acres or S.F) 8.7 ac

Project Address: Route 125 /Calef Highway

Current Zoning District(s): Regional Commercial Map(s) 223 Lot(s) 26- 58 & 59

Request: Hearing for a Lot line adjustment proposal.

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: StHilaire Holdings, LLC

Company \_\_\_\_\_

Phone: 948-1015 Fax: \_\_\_\_\_ E-mail: josh@StHilairemotorsports.com

Address 526 1st Crown Point Rd, Strafford, NH 03884

Applicant (Contact): John O'neil

Company Stonearch Development Corp.

Phone: 978-375-3153 Fax: \_\_\_\_\_ E-mail: changingplacesllc@gmail.com

Address: 42J Dover Point Road, Dover, NH

Developer: Same as Applicant

Company \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

Architect: \_\_\_\_\_

Company \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

Engineer: Scott D. Cole

Company Beals Associates, PLLC

Phone: 603-583-4860 Fax: \_\_\_\_\_ E-mail: scole@bealsassociates.com

Address: 70 Portsmouth Ave, Stratham, NH 03885

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Owner Signature \_\_\_\_\_

Applicant Signature [Signature]

Staff Signature \_\_\_\_\_

Date 10-26-23

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# TOWN OF BARRINGTON - LAND USE DEPARTMENT

## PROJECT NARRATIVE

PROJECT NAME SITE PLAN - Lot Line CASE FILE NUMBER 223-26-58+59-RC-23-22

PROJECT LOCATION ROUTE 125

DATE OF APPLICATION 10-18-2023

### Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: RC Lot Area Size 8.7 AC

Setbacks: Front 75 Side 30 Rear 30

Parking Spaces Required: 28 Parking Spaces Provided: 48

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

We are working with Stonearch Development Corp. who is a land developer and is proposing 2 Multi-use buildings on commercial lots within the Ridge at Greenhill Subdivision. The proposal consists of 2 building with commercial use on the bottom floor and residential units on the upper floors. In addition is 2 additional building with garage bays for either of the commercial or residential tenants and larger parking stalls for commercial vehicles. In order to accomplish this a lot line adjustment needs to be performed for proper lot loading.

We look forward to working with the town on another project. If you have any questions, please feel free to contact us.

Very truly yours,  
BEALS ASSOCIATES, PLLC

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Applicant: Stonearch Dev. Case #: 203-26-58 & 59-RC-23-LL

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Subdivision, Site Review, and Lot Line Adjustment Application Checklist  
 Barrington Planning Board  
 Adopted January 20, 2009

OCT 26 2023

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This checklist is intended to assist applicants in preparing a complete application for subdivision as required by the Barrington Subdivision Regulations and must be submitted along with all subdivision applications. An applicant seeking subdivision approval shall be responsible for all requirements specified in the Barrington Subdivision Regulations even if said requirements are omitted from this checklist.

An applicant seeking subdivision approval shall be responsible for providing all the information listed in the column below entitled "Subdivision" and should place an "x" in each box to indicate that this information has been provided. If an item is considered unnecessary for certain applications the "NA" box should be marked instead indicating "Not Applicable". Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

Check The Appropriate Box or Boxes Below:				
<input checked="" type="checkbox"/> Lot Line Relocation See Section I & II	<input type="checkbox"/> Site Plan See Sections I & II	<input type="checkbox"/> Subdivision Plan See Sections I, II, III, IV & V	Provided	NA
<b>Section I. General Requirements</b>				
1. Completed Application Form			<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Complete abutters list			<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Payment of all required fees			<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Five (5) full size sets of plans and six (6) sets of plans 11" by 17" submitted with all required information in accordance with the subdivision regulations and this checklist			<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Copies of any proposed easement deeds, protective covenants or other legal documents			<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Any waiver request(s) submitted with justification in writing			<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Technical reports and supporting documents (see Sections IX & X of this checklist)			<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Completed Application Checklist			<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 subdivision regulations			<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Title block information:			<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Drawing title			<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Name of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Location of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Tax map & lot numbers of subject parcel(s)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Application Checklist

Barrington Subdivision Regulations

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e. Name & address of owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Date of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Scale of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
h. Sheet number	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
i. Name, address, & telephone number of design firm	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
j. Name and address of applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Revision block with provision for amendment dates	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Planning Board approval block provided on each sheet to be recorded	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Certification block (for engineer or surveyor)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6. Match lines (if any)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7. Zoning designation of subject parcel(s) including overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Minimum lot area, frontages & setback dimensions required for district(s)	<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	<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."	<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."	<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 checked="" type="checkbox"/>	<input type="checkbox"/>		
13. Note the following: "All materials and methods of construction shall conform to Town of Barrington Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14. North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
16. Plan and deed references	<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	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Existing and proposed use	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Water supply source (name of provider (company) if offsite)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Zoning variances/special exceptions with conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e. List of required permits and permit approval numbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Vicinity sketch showing 1,000 feet surrounding the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Plan index indicating all sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
18. Boundary of entire property to be subdivided	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
19. Boundary monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Monuments found	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Map number and lot number, name addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Monuments to be set	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
20. Existing streets:	<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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

(date of adoption)

**Application Checklist**

**Barrington Subdivision Regulations**

22. Existing easements (identified by type)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
A) Drainage easement(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
B) Slope easements(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"/>		
E) No-cut zone(s) along streams & wetlands ( as may be requested by the	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
F) Conservation Commission)				
G) Vehicular & pedestrian access easement(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
H) Visibility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
I) Fire pond/cistern(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
J) Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
K) 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
assessor)				
24. Area of each lot (in acres & square feet):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Existing lot(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Contiguous upland(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
25. Wetland delineation (including Prime Wetlands):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Limits of wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Wetland delineation criteria	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Wetland Scientist certification	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
26. Owner(s) signature(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
27. All required setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
28. Physical features	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Septic systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
d. Stone walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e. Paved drives	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f. Gravel drives	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
29. Location & name (if any) of any streams or water bodies	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
30. Location of existing overhead utility lines, poles, towers, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
31. Two-foot contour interval topography shown over all subject parcels	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
32. Map and lot numbers, name, addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<b>Section III</b>				
<b>Proposed Site Conditions Plan</b>				
<b>(Use Sections I General Requirements &amp; Section II General Plan Information)</b>				
1. Surveyor's stamp and signature by Licensed Land Surveyor	<input type="checkbox"/>	<input type="checkbox"/>		
2. Proposed lot configuration defined by metes and bounds	<input type="checkbox"/>	<input type="checkbox"/>		
3. Proposed easements defined by metes & bounds. Check each type of proposed	<input type="checkbox"/>	<input type="checkbox"/>		
easement applicable to this application:				
a. Drainage easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
b. Slope easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
c. Utility easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
d. Temporary easement(s) (such as temporary turnaround)	<input type="checkbox"/>	<input type="checkbox"/>		
e. Roadway widening easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
f. Walking trail easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other easement(s) Note type(s)	<input type="checkbox"/>	<input type="checkbox"/>		
4. Area of each lot (in acres & square feet):				
a. Total upland(s)				

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<b>Section V</b>			
<b>Supporting Documentation If Required</b>			
1. Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	<input type="checkbox"/>	<input type="checkbox"/>	
2. Stormwater management report	<input type="checkbox"/>	<input type="checkbox"/>	
3. Traffic impact analysis	<input type="checkbox"/>	<input type="checkbox"/>	
4. Environmental impact assessment	<input type="checkbox"/>	<input type="checkbox"/>	
5. Hydrogeologic study	<input type="checkbox"/>	<input type="checkbox"/>	
6. Fiscal impact study provided	<input type="checkbox"/>	<input type="checkbox"/>	
7. Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	<input type="checkbox"/>	<input type="checkbox"/>	
8. Site Inventory and Conceptual Development Plan (from preliminary Conservation Subdivision review only)	<input type="checkbox"/>	<input type="checkbox"/>	

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APPLICATION AGREEMENT

I hereby apply for Subdivision 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 subdivision Plan 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 subdivision.
- 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 John O'Neil of ~~Stone Arch~~ Stone Arch Dev. to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: LoA

Signature of Developer: [Signature]

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

Town Engineer/Planner Approval Signature: [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 persons 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: LOA

**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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ADMINISTRATIVE AND REVIEW FEES

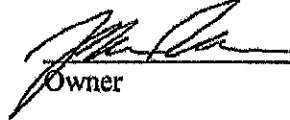


**LETTER OF AUTHORIZATION**

I, Josh StHilaire of StHilaire Motorsports owner of property located at tax map 223 Lots 26.58&59 in Barrington, NH, consisting of 8.7 acres ±, do hereby authorize Beals Associates, PLLC, 70 Portsmouth Avenue, Stratham, NH, and John O'Neil of Stonearch Development to act on my behalf in all matters to be discussed at the Barrington Planning Board hearings, other Land Use Board approval hearings, or State Permitting Agencies concerning the property previously mentioned.

I hereby appoint Beals Associates, PLLC to act on my behalf in the permitting process.

  
\_\_\_\_\_  
Witness

 10-13-2023  
\_\_\_\_\_  
Owner Date

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ABUTTERS LIST  
FOR  
NH- 1144.5 COMMERCIAL SITE PLAN  
ROUTE 125 – BARRINGTON NH  
DATE October 17, 2023

PROFESSIONALS

ENGINEERING FIRM

BEALS ASSOCIATES, PLLC.  
70 PORTSMOUTH AVE. 3<sup>RD</sup> FLOOR  
STRATHAM, NH 03885

SOIL SCIENTIST

GOVE ENVIRONMENTAL  
8 CONTINENTAL DR. BLDG.2 UNIT H  
EXETER, NH 03833

DEVELOPER

STONEARCH AT GREENHILL LLC  
42J DOVER POINT RD.  
DOVER, NH 03820

\*Also to notice Doucet Survey, LLC

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**ABUTTERS LIST  
FOR  
NH- 1144.5 COMMERCIAL SITE PLAN  
ROUTE 125 – BARRINGTON NH  
DATE October 17, 2023**

**SUBJECT PARCEL**

**TAX MAP/LOT**

223-0026-58 & 59

**OWNER OF RECORD**

STHILAIRE HOLDINGS LLC  
526 1ST CROWN POINT RD  
STRAFFORD, NH 03884

**ABUTTERS**

**TAX MAP/LOT**

223-0002

**OWNER OF RECORD**

SBA TOWERS III LLC  
8051 CONGRESS AVE  
BOCA RATON, FL 33487

223-0003

SMITH ANTHONY  
262 CALEF HWY  
BARRINGTON, NH 03825

223-0006

SBS NH 2020 LLC.  
C/O SPAREBOX STORAGE LLC.  
4045 PECOS ST.  
SUITE 201  
DENVER, CO 80211

223-0007

246 REAL ESTATE HOLDINGS  
PO BOX 240  
PLYMOUTH, NH 03264-0240

223-0008

ATLANTIC TRADE PARK LLC  
PO BOX 451  
NEW CASTLE, NH 03854

223-0026-0046-48, 56, & 60

STONEARCH AT GREENHILL LLC  
42J DOVER POINT RD.  
DOVER, NH 03820

223-0026-0049

HOLLAND SARAH & ALLIS JARED  
30 SEPTEMBER DRIVE  
BARRINGTON, NH 03825

2232-0026-0050

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REISERT KEVIN & JOHANNA  
14 SEPTEMBER DRIVE  
BARRINGTON, NH 03825

223-0026-0057

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CALEF BUILDING PARTNERS LLC  
42J DOVER POINT RD.  
DOVER, NH 03820

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