

Project Application

Land Use Department

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

260 + 268 Multi Lots - GA-23-Design

Case Number: _____ Project Name: Ledgeview Date 12/1/23

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: Ledgeview Area (Acres or S.F) 50.9

Project Address: Gerrard Dr

Current Zoning District(s): General Residential Map(s) 260 268 Lot(s) _____

Request: Merge lots on private Road. Merge lots to create/re-design
Subdivision on private RD.

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: JIE Development, LLC
Company JIE Development, LLC
Phone: 603-235-6183 Fax: _____ E-mail: Jake.e.brulotteinc.com
Address: 42 Church St, Barrington, NH 03825

Applicant (Contact): JACOB ELLIS
Company _____
Phone: 603-235-6183 Fax: _____ E-mail: Jake.e.brulotteinc.com
Address: 42 Church St, Barrington, NH 03825

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

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

Engineer: Horizons Engineering
Company Horizons Engineering
Phone: 603-659-4979 Fax: _____ E-mail: msiever@horizonsengineering.com
Address: 5 Railroad St. Newmarket, NH 03857

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DEC 11 2023

Owner Signature
Barbara Drung
Staff Signature

Applicant Signature
12/1/23
Date

LAND USE OFFICE

TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME Ledge View CASE FILE NUMBER 260x268-Multi-lots-GR-23

PROJECT LOCATION Gerrion Dr Barrington, NH Design

DATE OF APPLICATION 12/1/23

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: General Resident Lot Area Size 50.9 Merge of lots - 11 Total New Lots

Setbacks: Front 25 Side 20 Rear 20

Parking Spaces Required: _____ Parking Spaces Provided: _____

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

The Standard for Class Six Private roads - we are requesting to Merge lots as follows:

Merge lots:

#'s include

Lot 81 + 80

Lot 65, 66, 67, 68.

Lot 70, 71, 73, 74, 76

Lot 77 + 78

Lot 75 to stay as a lot on Class Six + private roads as its own lot.

For the Standard of the Subdivision we would like to request to merge the following:

Lots: 1- 1.1 + 1.2

To Merge:

Lots: 1.6, 1.5, 1.4 + 1.3

Then to Subdivide to 2 Separate back lot Subdivisions

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ABUTTER LIST

Town of Barrington, NH

Please Print or Type

Applicant: JE Development LLC Phone 603-235-6183

Project Address: Gerrion Drive

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
260 268			JE Development	42 Church Street Barrington NH

ABUTTING LOT OWNERS

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
		See attached	

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 J. [Signature] Date: 12/11/23 DEC 11 2023

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LAND USE OFFICE

Bradley & Vonda Cunningham ✓
149 Mendums Landing Road
Barrington, NH 03825
Parcel Number 260-0055
Lot: 000055

Eberhard S & Hannelore M Moebius
350 Hemlock Lane
Barrington, NH 03825 ✓
Parcel Number 124-0044
Lot: 000044

Raymond Desmaris ✓
320 Hemlock Lane
Barrington, NH 03825
Parcel Number 124-0046
Lot:000046

Christopher M & Marsha L Carr ✓
9 River Bend Rd
Newmarket, NH 03857
Parcel Number 124-0047
Lot:000047

Steven Osborne ✓
26 Partridge Drive
Barrington, NH 03825
Parcel Number 260-0016
Lot: 000016

Sean O'Brien ✓
280 Blackwater Road
Rochester, NH 03867
Parcel Number 260-0022-0003
Lot: 000022

Kyle T & Alicia K Tipping ✓
83 St Matthews Drive
Barrington, NH 03825
Parcel Number 260-0082
Lot: 000082

Cindy J Noble ✓
24 Gerrior Drive
Barrington, NH 03825
Parcel Number 260-0038
Lot:000038

Town Of Barrington ✓
PO Box 660
4 Signature Drive
Barrington, NH 03825
Parcel Number 260-0069
Lot: 000069

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LAND OFFICE

Terrence & Lauren Conroy
84 Homestead Lane
Barrington, NH 03825
Parcel Number 260-0039
Lot: 000039

Matthew R Willis
77 Homestead Lane
Barrington, NH 03825
Parcel Number 260-0041
Lot: 000041

Paul B Howes
67 Homestead Lane
Barrington, NH 03825
Parcel Number 260-0040
Lot: 000040

Mark T & Andrea M Bishop
94 St Matthews Drive
Barrington, NH 03825
Parcel Number 268-0001-0007
Lot: 000001

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DEC 11 2023

LAND USE OFFICE



Nottingham

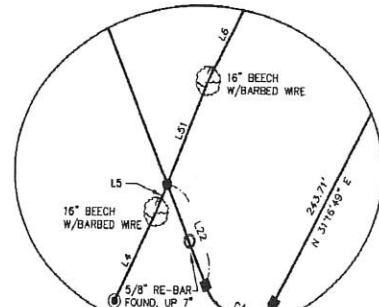
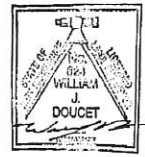
RECEIVED
DEC 11 2023

LAND USE OFFICE

I certify that this survey and plan was prepared by me or by those under my direct supervision. I certify that this survey was made on the ground and is correct to the best of my knowledge and belief. Random traverse survey by theodolite and EDM. Precision greater than 1:15,000

W.L.S. #824
8-24-05 DATE

The certifications shown herein are intended to meet registry of deed requirements and are not a certification of title or ownership of property shown. Owners of adjoining properties are according to current town assessors records.



DETAIL "A"
(NOT TO SCALE)

APPROVED BY THE NOTTINGHAM PLANNING BOARD

Chairperson: Daniel Smith
Members: Amber Long, Patricia Gifford, Joseph King
Date: 8-31-05
Date: 8/31/05
Initials: [initials]

SUBDIVISION OF LAND "THE HOMESTEAD" OWNED BY GERRIOR LANE TRUST, DANIEL DELOUCHE & MARGORY JENNINGS INCLUDING A LOT LINE REVISION BETWEEN DANIEL DELOUCHE & TERRANCE & LAUREN CONROY ROUTE 4 & GERRIOR DRIVE NOTTINGHAM (TAX MAP 5 LOTS 2-1 & 1-2) & BARRINGTON (TAX MAP 260, LOTS 39 & 44) (TAX MAP 268, LOT 1) NEW HAMPSHIRE

APPROVED DATE
BARRINGTON, N.H.
PLANNING BOARD

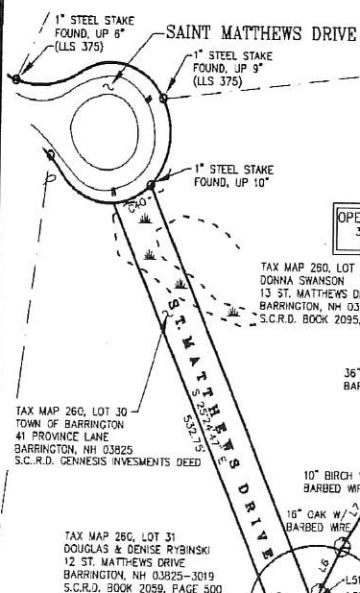
PLANNING BOARD
BARRINGTON, NH
-APPROVED-

File Number: 05-1522
Date: 9/22/2005
Chairman: Dawn H. [unclear]

THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS PLAN, AND APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

TAX MAP 124, LOT 44
STEVEN & ELLEN CONKLIN
50 AL WOOD DRIVE
BARRINGTON, NH 03825-3021
S.C.R.D. BOOK 2098, PAGE 103

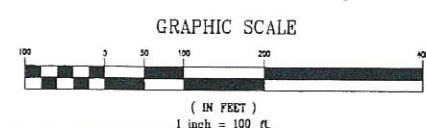
- REFERENCE PLANS:
- "DEVELOPMENT OWNED BY HARRY GERRIOR, BARNSTABLE, MASS" DATED AUG. 1970 BY T.W. CHESLEY, S.C.R.D. POCKET 11, FOLDER 2, PLAN 24.
 - "SUBDIVISION PLAN, ROLAND TREMBLAY, BEATRICE TREMBLAY, JERI VANDENBOSCH, NOTTINGHAM, N.H." DATED MAR. 1986 BY FREDERICK E. DREW ASSOCIATES, R.C.R.D. PLAN #C-14777.
 - "SUBDIVISION OF LAND FOR RICHARD & JANE WINEINGER IN NOTTINGHAM, N.H." DATED DEC. 17, 1990 BY BRUCE L. POHOPEK, R.C.R.D. PLAN #D-20890.
 - "SUBDIVISION PLAN PAUL MCKENNEY, SAM COFFI, RONALD FENERY, BARRINGTON, N.H." DATED SEPTEMBER 1987 BY FREDERICK E. DREW ASSOCIATES, S.C.R.D. PLAN #32-27.
 - "SUBDIVISION PLAN OF THE FROST LOTS IN BARRINGTON & NOTTINGHAM, N.H." DATED DECEMBER 20, 1986 BY BRUCE L. POHOPEK, S.C.R.D. PLAN #31-128.
 - "SUBDIVISION OF LAND FOR NEW IMAGE ESTATES OF NOTTINGHAM" DATED OCT. 14, 1986 BY HENRY AND BERLIND ASSOCIATES, INC. R.C.R.D. PLAN #B-16191.
 - "FINAL PLAN OF LAND IN BARRINGTON, N.H. PREPARED FOR VAN E. HERTEL" DATED FEBRUARY 10, 1981 BY NORTH COUNTRY SURVEYORS, S.C.R.D. PLAN #21A-38.
 - "PLAN OF LAND IN BARRINGTON, N.H. BELONGING TO VAN E. HERTEL" DATED AUGUST 19, 1980 BY NORTH COUNTRY SURVEYORS, S.C.R.D. PLAN #21-62.



MATCH LINE

NO.	DATE	DESCRIPTION	BY
7	8/23/05	GENERAL	SWM
6	8/8/05	UPDATE TAX MAP & LOT #'S	SWM
5	8/4/05	ADD NOTE 19, PHASING	SWM
4	8/2/05	FOR APPROVAL	SWM
3	4/13/05	REVISE OPEN SPACE "C"	WLF
2.1	12/10/04	ADD LOT 6.1 & NOTE #11	SWM
2	12/10/04	REVISE LOTS 18-21	SWM
1	9/14/04	UPDATE FOR P.B. SUBMITAL	SWM
NO.	DATE	DESCRIPTION	BY

NOTE:
ALL ELECTRIC, GAS, TEL. WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-688-SAFE.



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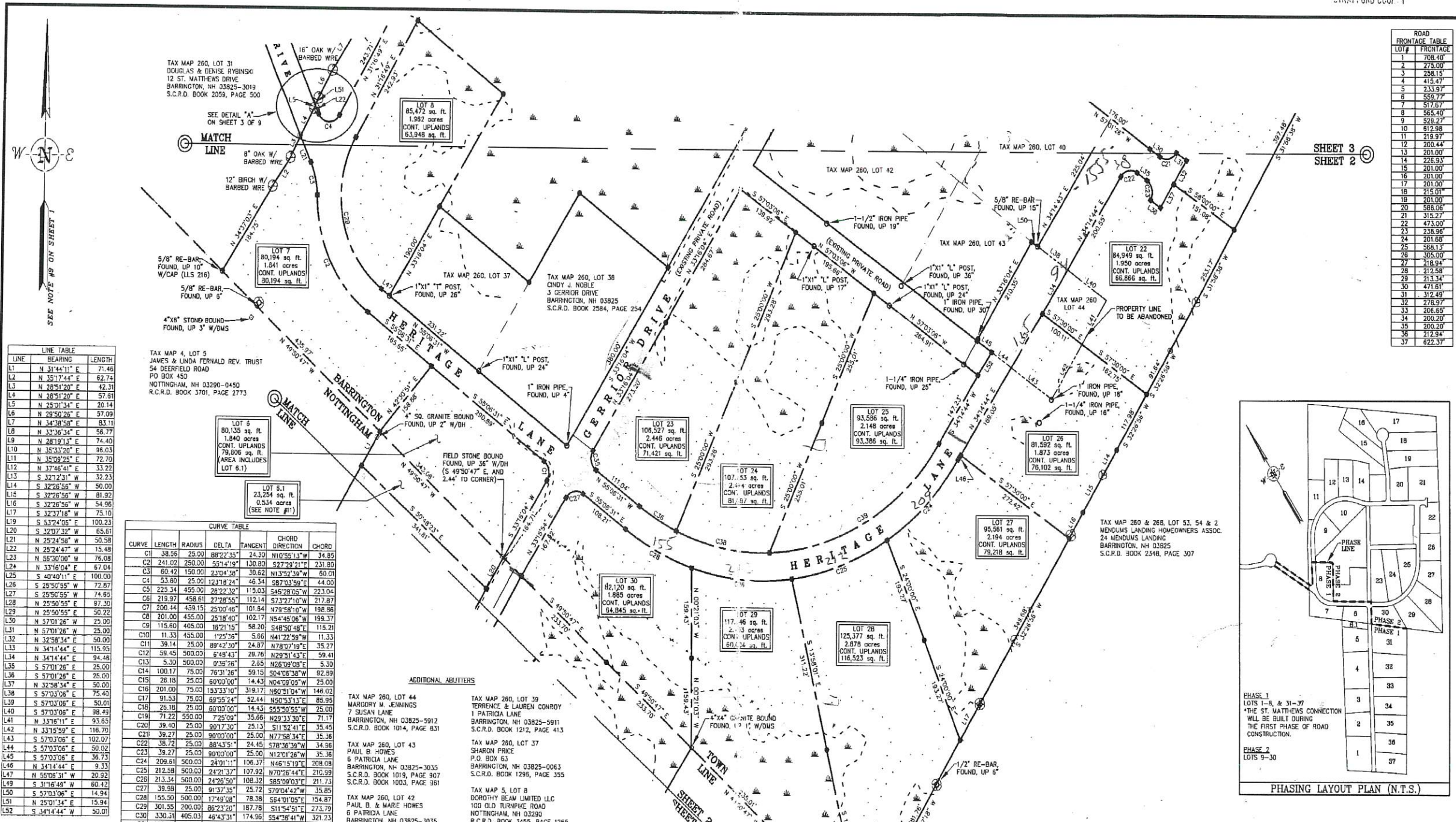
DRAWN BY:	M.W.F.	DATE:	JUNE 15, 2004
CHECKED BY:	S.V.M.	DRAWING NO.:	1731A
JOB NO.:	1731	SHEET:	3 OF 9



PLAN 81-81

SHEET 3
SHEET 2

SHEETS 7-9 NOT TO BE RECORDED



SEE NOTE #8 ON SHEET 1

LINE	BEARING	LENGTH
L1	N 31°44'11" E	71.48
L2	N 33°17'44" E	82.74
L3	N 28°51'20" E	42.31
L4	N 28°51'20" E	57.81
L5	N 25°01'34" E	20.14
L6	N 29°50'26" E	57.09
L7	N 34°38'58" E	83.11
L8	N 33°36'34" E	56.77
L9	N 28°19'13" E	74.40
L10	N 35°31'20" E	98.03
L11	N 35°09'25" E	72.70
L12	N 37°46'41" E	33.22
L13	S 12°12'31" W	32.23
L14	S 32°26'56" W	50.00
L15	S 32°26'56" W	81.92
L16	S 32°26'56" W	54.96
L17	S 32°37'18" W	75.10
L18	S 53°24'05" E	100.23
L19	S 32°07'32" W	65.61
L20	N 25°24'56" W	50.58
L21	N 25°24'47" W	15.48
L22	N 55°30'00" W	76.08
L23	N 33°16'04" E	67.04
L24	S 40°40'11" E	100.00
L25	S 25°50'55" W	72.87
L26	S 25°50'55" W	74.65
L27	N 25°50'55" E	97.30
L28	N 25°50'55" E	97.30
L29	N 25°50'55" E	50.22
L30	N 57°01'26" W	25.00
L31	N 57°01'26" W	25.00
L32	N 32°58'34" E	50.00
L33	N 34°14'44" E	115.95
L34	N 34°14'44" E	94.46
L35	S 57°01'26" E	25.00
L36	S 57°01'26" E	25.00
L37	N 32°58'34" E	50.00
L38	S 57°03'06" E	75.40
L39	S 57°03'06" E	50.01
L40	S 57°03'06" E	98.49
L41	N 33°18'11" E	53.65
L42	N 33°18'11" E	116.70
L43	S 57°03'06" E	102.07
L44	S 57°03'06" E	50.02
L45	S 57°03'06" E	36.73
L46	N 34°14'44" E	9.33
L47	N 55°08'31" W	20.92
L48	S 31°16'49" W	60.42
L49	S 57°03'06" E	14.94
L50	N 25°01'34" E	15.94
L51	N 25°01'34" E	15.94
L52	S 34°14'44" W	50.01

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION	CHORD
C1	38.56	25.00	89°22'38"	24.30	N10°55'13" W	34.85	
C2	241.02	250.00	55°14'18"	130.80	S27°28'21" E	231.80	
C3	60.42	150.00	23°04'58"	30.62	N13°32'39" W	60.01	
C4	53.80	25.00	12°18'24"	46.34	S87°03'59" E	44.00	
C5	223.24	450.00	28°22'32"	115.03	S45°28'05" W	223.04	
C6	218.97	458.61	27°28'55"	112.14	S73°27'10" W	217.87	
C7	200.44	458.15	25°02'44"	107.84	N78°58'07" W	198.98	
C8	201.00	455.00	25°18'40"	102.17	N54°43'06" W	199.37	
C9	115.60	405.00	18°21'15"	58.20	S48°50'48" E	115.21	
C10	11.33	455.00	1°29'36"	5.66	N41°22'58" W	11.33	
C11	39.14	25.00	89°42'30"	24.87	N78°07'19" E	35.27	
C12	58.45	500.00	6°48'43"	29.76	N29°51'43" E	59.41	
C13	5.30	500.00	0°38'26"	2.55	N26°09'08" E	5.30	
C14	100.17	75.00	76°31'26"	59.15	S04°08'38" W	92.89	
C15	28.18	25.00	90°02'50"	14.43	N04°09'05" W	25.00	
C16	201.00	75.00	90°02'50"	319.17	N50°53'17" E	86.95	
C17	91.53	75.00	89°55'24"	52.44	N50°53'17" E	86.95	
C18	26.18	25.00	90°00'00"	14.43	S55°50'55" W	25.00	
C19	71.22	550.00	7°25'09"	35.66	N29°13'30" E	71.17	
C20	39.40	25.00	90°17'30"	25.13	S11°52'41" E	35.45	
C21	39.27	25.00	90°00'00"	25.00	N77°58'34" E	35.36	
C22	38.72	25.00	88°43'51"	24.45	S78°36'39" W	34.86	
C23	38.27	25.00	90°00'00"	25.00	N12°01'26" W	35.36	
C24	209.81	500.00	24°01'17"	106.37	N46°15'19" E	208.08	
C25	212.58	500.00	24°21'37"	107.92	N70°28'44" E	210.99	
C26	213.34	500.00	24°26'50"	108.32	S55°50'55" W	211.73	
C27	39.58	25.00	91°37'35"	25.72	S79°04'47" W	35.85	
C28	155.50	500.00	17°49'08"	78.38	S64°01'08" E	154.87	
C29	301.55	200.00	86°23'20"	187.79	S11°54'51" E	273.79	
C30	330.31	405.00	46°43'31"	174.96	S54°26'41" W	321.23	
C31	433.45	405.00	61°19'16"	240.09	N71°19'49" W	413.06	
C32	79.53	455.00	10°00'53"	39.87	S45°40'37" E	79.43	
C33	90.34	455.00	8°20'22"	25.20	S53°51'14" E	50.32	
C34	39.55	25.00	90°52'12"	25.38	N11°11'23" W	35.62	
C35	38.56	25.00	89°22'35"	24.30	S10°55'13" E	34.85	
C36	89.35	450.00	11°22'36"	44.82	S82°47'40" E	89.21	
C37	201.68	450.00	25°40'45"	102.56	S79°19'30" E	200.00	
C38	420.90	450.00	53°15'24"	227.26	N61°02'26" E	405.72	
C39	51.01	75.00	38°58'15"	26.54	N66°40'17" E	50.04	
C40	41.21	25.00	94°27'03"	27.02	N79°21'04" E	36.70	
C41	37.26	25.00	85°23'45"	23.07	S10°54'36" E	33.91	

APPROVED DATE
BARRINGTON, N.H.
PLANNING BOARD

PLANNING BOARD
BARRINGTON, NH
-APPROVED-
File Number 05/521
Date 9/22/2025
Chairman *[Signature]*

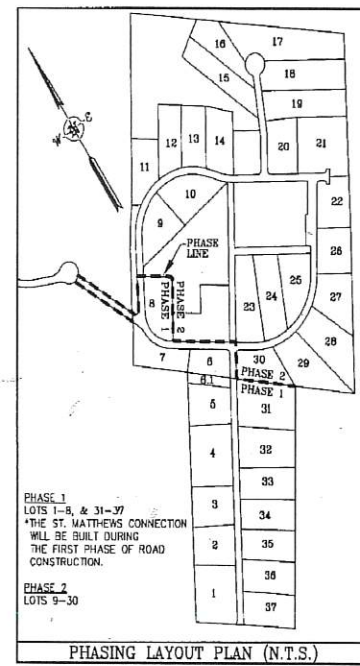
I certify that this survey and plan was prepared by me or by those under my direct supervision. I certify that this survey was made on the ground and is correct to the best of my knowledge and belief. Random traverse survey by theodolite and E.D.M. Precision greater than 1:15,000

[Signature] L.L.S. #824
8-24-25 DATE

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NO.	DATE	DESCRIPTION	BY
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SUBDIVISION OF LAND
"THE HOMESTEAD"
OWNED BY
GERRIOR LANE TRUST, DANIEL DELOUCHE
& MARGORY JENNINGS
INCLUDING A LOT LINE REVISION BETWEEN
DANIEL DELOUCHE &
TERRANCE & LAUREN CONROY
ROUTE 4 & GERRIOR DRIVE
NOTTINGHAM (TAX MAP 5 LOTS 2-1 & 1-2) &
BARRINGTON (TAX MAP 268 LOTS 39 & 44)
(TAX MAP 268, LOT 1)
NEW HAMPSHIRE

DRAWN BY:	M.W.F.	DATE:	JUNE 15, 2004
CHECKED BY:	S.V.M.	DRAWING NO.:	1731A
JOB NO.:	1731	SHEET:	2 OF 9

SHEETS 7-9 NOT TO BE RECORDED

DOUCET SURVEY
Serving Your Professional Surveying & Mapping Needs
28 Beach Street Extension, Unit 102, Newmarket, NH 03857
(603) 659-5560 <http://www.doucetsurvey.com>

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