

# 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: 269-2-RC-24-3lots Project Name: Diberto Subdivision Date: 2/14/2024

Staff Signature required PRIOR to submittal

PRELIMINARY APPLICATION: Preliminary Conceptual Review \_\_\_ Design Review \_\_\_ Development of Regional Impact \_\_\_

### FORMAL APPLICATION:

Subdivision Type: Major \_\_\_ Minor X Conventional \_\_\_ Conservation \_\_\_ Back lot X  
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: Diberto Area (Acres or S.F) 18.76

Project Address: Old Concord Turnpike/Route 4

Current Zoning District(s): Reg. Com., Wetland Protection Map(s) 269 Lot(s) 2

Request: Perform a back lot subdivision to create two back lots and a commercial lot.

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 L. Diberto

Company: \_\_\_\_\_  
Phone: 603-781-4321 Fax: \_\_\_\_\_ E-mail: stonegrayhouse@gmail.com  
Address: 334 Durham Road, Madbury NH 03823

Applicant (Contact): Same as owner.

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

Developer: \_\_\_\_\_

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

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

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

Engineer: Kenneth A. Berry, LLS & Christopher R. Berry, Project Manager

Company: Berry Surveying Engineering  
Phone: 603-332-2863 Fax: \_\_\_\_\_ E-mail: crberry@metrocast.net  
Address: 335 Second Crown Point Road, Barrington NH 03825

Owner Signature  
Barbara Prune  
Staff Signature

Applicant Signature  
[Signature]  
Date  
2-14-24

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## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

Town of Barrington Zoning Board

4 Signature Drive

Barrington, NH 03825

Re: Minor Back Lot Subdivision

Letter of Authorization

Robert L. Diberto

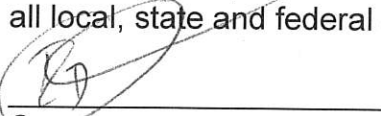
U.S. Route 4/Old Turnpike Road

Barrington N.H.

February 12, 2024

To whom it may concern:

I, the owner of Tax Map 269, Lot 2 authorize any member of Berry Surveying & Engineering to represent us as the agents for a project located in Barrington, NH on Route 4 for the purpose of subdividing the above-mentioned lot. This includes any and all local, state and federal approval needed for final approval of the project.

  
\_\_\_\_\_  
Owner

Applicant: Diberto Subdivision Case # 269-2-RC-24-3lots

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

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 type="checkbox"/> Lot Line Relocation See Section I & II	<input type="checkbox"/> Site Plan See Sections I & II	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
6. Any waiver request(s) submitted with justification in writing			<input checked="" type="checkbox"/>	<input 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

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
16. Plan and deed references	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
17. The following notes shall be provided:	<input 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"/>		

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Application Checklist

Barrington Subdivision Regulations

22. Existing easements (Identified by type)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
A) Drainage easement(s)	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
F) Conservation Commission)				
G) Vehicular & pedestrian access easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
H) Visibility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
I) Fire pond/cistern(s)	<input type="checkbox"/>	<input checked="" 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 assessor)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Gravel drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
29. Location & name (if any) of any streams or water bodies	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
2. Proposed lot configuration defined by metes and bounds	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	<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 checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Temporary easement(s) (such as temporary turnaround)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e. Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f. Walking trail easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g. Other easement(s) Note type(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Access	
4. Area of each lot (In acres & square feet):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Total upland(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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**Application Checklist**

**Barrington Subdivision Regulations**

b. Contiguous uplands(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Proposed streets:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Name(s) labeled	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Width of right-of-way dimensioned	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Pavement width dimensioned	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Source and datum of topographic information (USGS required)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Soil Conservation Service (SCS) soil survey information	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. Location, type, size & inverts of the following (as applicable):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Existing water systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Existing drainage systems	<input type="checkbox"/>	<input type="checkbox"/>		
c. Existing utilities	<input type="checkbox"/>	<input type="checkbox"/>		
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
11. Location of all water wells with protective radii as required by the NH Department Of Environmental Services (meeting Town and NHDES setback requirements)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Existing tree lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. Existing ledge outcroppings & other significant natural features	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14. Drainage, Erosion and Sediment Control Plan(s) containing all of the requirements specified in Section 16.3.2 (Final Plan Requirements) of the Subdivision Regulations	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<b>Section IV</b>				
<b>Construction Detail Drawings</b>				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Barrington Highway Department requirements, and Subdivision Regulations	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
1. Typical cross-section of roadway	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2. Typical driveway apron detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
3. Curbing detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Guardrail detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5. Sidewalk detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Traffic signs and pavement markings	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Drainage structure(s):	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
8. Outlet protection riprap apron	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
9. Level spreader	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Treatment swale	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Typical section at detention basin	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Typical pipe trench	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13. Fire protection details	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
14. Erosion control details:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
15. Construction Notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Construction sequence	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Erosion control notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Landscaping notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
d. Water system construction notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e. Sewage system construction notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f. Existing & finish centerline grades	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g. Proposed pavement - Typical cross-section	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h. Right-of-way and easement limits	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
i. Embankment slopes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
j. Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

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

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6

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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 Berry of Berry surveying to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: 

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

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 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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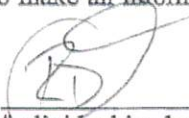
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(Refusal to sign this permission form does not invalidate an application, but the Planning Board may not be able to make an informed decision regarding unseen lands with potential areas of concerns).

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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ADMINISTRATIVE AND REVIEW FEES



## BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road  
Barrington, NH 03825  
Phone: (603) 332-2863  
Fax: (603) 335-4623  
www.BerrySurveying.Com

Town of Barrington Planning Board  
4 Signature Drive  
Barrington, NH 03825  
Re: Minor Back Lot Subdivision  
Robert L. Diberto  
U.S. Route 4/Old Turnpike Road  
Barrington N.H.

February 12, 2024

Dear Chairman and Members of the Planning Board,

On behalf of Robert Diberto, Berry Surveying & Engineering (BS&E) submits for Planning Board review of a Minor Subdivision to subdivide the existing site into three parcels of land located on Tax Map 269, Lot 2.

### **Background and General Narrative:**

Robert Diberto owns the parcel known as Tax Map 269, Lot 2 which has frontage on Route 4. The rear of this property is the Nottingham Town Line. The parcel has been surveyed by Berry Surveying & Engineering in October of 2018 and a wetlands analysis was conducted by John P. Hayes III, CWS in spring of 2021. There is a large wetland system bi-secting the lot. The site slopes from Route 4 to the rear of the lot. This lot is mostly wooded with a tree line around an existing trail off Route 4 North-West of Warren Road. This lot is currently vacant land. We have supplied a 5-sheet plan set along with this proposal.

### **Proposal:**

The applicant is proposing to subdivide the existing land into three lots using the back lot ordinance. Two lots will utilize the back lot ordinance and will be for a residential use and the remaining land will meet the standards of the Regional Commercial zone and will be used for commercial use. The two back lots will take their access from Lipizzan Drive through the rear of the lot through Nottingham. This will require a Special Exception which has been submitted to the ZBA concurrently along with this proposal. Test pits have been completed on the three proposed lots to ensure each lot can support a septic system. This information is listed on sheet two of the plan set. Sheet three and four are site distance plans from the proposed commercial driveway on Route 4, and sheet five shows NHDOT driveway details.

BERRY SURVEYING & ENGINEERING

  
Christopher Berry  
Project Manager

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## BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road  
Barrington, NH 03825  
Phone: (603) 332-2863  
Fax: (603) 335-4623  
www.BerrySurveying.Com

February 12, 2024

### Abutters List

#### Owner of Record

##### **Tax Map 269, Lot 2**

Robert L DiBerto  
334 Durham Rd  
Madbury, NH 03823  
*Book 4490, Page 869*

#### Barrington Abutters

##### **Tax Map 269, Lot 3**

Wilhelm Woods Realty LLC  
281 Main St  
Durham, NH 03824  
*Book 3923, Page 487*

##### **Tax Map 269, Lot 1-3**

Camp McCampo 2023 Rev Tst  
Maddie L & Amy M Campo  
319 Old Concord Tpk  
Barrington, NH 03825  
*Book 5132, Page 385*

##### **Tax Map 269, Lot 8**

James & Carina Haley  
366 Old Concord Tpk  
Barrington, NH 03825

##### **Tax Map 269, Lot 11-1**

Heather Cooper  
336 Old Concord Tpk  
Barrington, NH 03825  
*Book 3303, Page 683*

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23-133 DiBerto, Robert  
Route 4, Barrington, NH

Page 2 of 3

**Tax Map 269, Lot 11-2**

Daniel E Ayer  
PO Box 1679  
Dover, NH 03821  
*Book 3180, Page 481*

**Nottingham Abutters**

**Tax Map 6, Lot 14**

James & Carina Haley  
366 Old Concord Tpk  
Barrington, NH 03825

**Tax Map 7, Lot 1-A**

Wilhem Woods Realty LLC  
Geoffrey N Clark DVM  
165 Industrial Park Dr Unit 1  
Dover, NH 03820  
*Book 5213, Page 722*

**Tax Map 7, Lots 1N-4, 1N-5, 1N-6, 1N-7**

Robert L DiBerto  
334 Durham Rd  
Madbury, NH 03823

**Tax Map 7, 2N-2**

Greta K & Devin J McNeil  
4 Sutton St  
Nottingham, NH 03290  
*Book 6409, Page 2344*

**Municipalities**

Town of Nottingham  
ATTN: Town Clerk  
139 Stage Rd  
Nottingham, NH 03290



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Page 3 of 3

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