



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

April 22, 2024

Town of Barrington
Planning Office
Attn: Vanessa Price, Town Planner
4 Signature Drive
Barrington, NH 03825

Re: Major Subdivision Plan Review
Young Road LLC
Young Road
Tax Map 240, Lot 8

Mr. Chairman and Members of the Barrington Planning Board,

Since our last public hearing, the applicant and the project team have taken the comments provided in totality and have worked on preparing a revision to the design that addresses all of the input provided to date. The revised layout utilizes the cluster design as permitted in the ordinance and by example in the subdivision regulations to accommodate a single-family condominium. Two cluster groups are proposed. The eastern cluster group is proposed with three units that are accessed from a proposed shared private driveway. The western cluster group is proposed to be 20 units off a proposed private roadway to be designed and constructed. The ordinance permits the Planning Board to increase cluster groups from 18 to 20 if the Applicant can demonstrate that such an alternative plan is more appropriate for the tract in question and will meet both the general intent and design standards of the Ordinance. Due to the uniqueness of the Property, particularly the large prime wetland in the east (rear) portion of the lot, and the additional wetland network which essentially bifurcates the upland area along Young Road, this proposal would appear more consistent with the Zoning Ordinance and Subdivision Regulations vis-à-vis conservation subdivision regulation, as well as the commentary from the Planning Board. In this case if the board were not inclined to permit the 20 units in the cluster group, an additional cluster group would be added off the frontage of Young Road with an additional driveway design.

The project promotes a larger amount of public and private open space than previous proposals, as well as direct access to all the open space from every proposed limited common area / unit. A public parking area is proposed on the cul-de-sac and a revised trail location is proposed to connect to the existing trail to the abutting conserved land, which the Applicant feels supports many of the Master Plan's strategic objectives to include the setting aside of more open space, the preservation of wildlife habitat, and creating recreational opportunities for residents.

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Please note there are revisions that would be needed to this plan to be in compliance with the zoning regulations. By example, the LCA areas on the eastern cluster group could be revised to not be within the 100' front buffer and the units in the larger cluster group will need to be pushed away from Young Road to be in full compliance with the 100' buffer. There are likely others that will be needed as the full design is vetted.

Based on comments from the Planning Board provided by, Mitchell Municipal Group, P.A. dated March 15, 2024, we respectfully submit the following comments and revisions. The initial comment is in *Italic* and our responses are in **bold**.

COMMENTS

1. *As required by Section 7.6.4 of the Subdivision Regulations, the board would like the environmental impact analysis to include, particularly, a study of rare, threatened and endangered species on the property, as well as an identification of and measure taken to preserve and improve onsite vernal pools.*
 - a. **We have engaged our environmental consultant, who previously filed an Environmental Assessment with the Planning Board, who is in the process of evaluating the site for vernal pools. We have filed with the Natural Heritage Bureau in preparation of filing an AoT permit. Our environmental consultant will update the report required for Section 7.6.4 based on the rare and endangered species noted in the NHB.**

2. *Pursuant to Section 7.3.3 of the Subdivision Regulations, a post-development stormwater management plan which includes all of the standards and requirements identified in 7.3.4(1)-7.3.4(7). This will, according to the town's engineer, also require a site-specific stormwater analysis, limited to the development site itself, and not consider globally to the overall watershed.*
 - a. **In response to this the applicant has prepared an alternative plan that is better suited to address the sections noted above. Enclosed you will see the project is now designed as two cluster groups to accommodate a single-family condominium. Both cluster groups can be graded to capture the flow from the project sites and treated as indicated above and in compliance with AoT standards. Once the entire project is designed the above requirements will be submitted.**

3. *Pursuant to Section 6.3.5 of the Zoning Ordinance, documentation regarding the required Homeowners Association to manage any and all common areas.*



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- a. As noted above the project design is proposed to change to include two cluster groups. At this time, and subject to comments from the Board, a condominium form of ownership is proposed. Draft condominium documents will be drafted and submitted to the Board for its review.**
4. *An analysis of whether the septic systems which are proposed to be 20 feet below the driveway will be able to be pumped by septic companies.*
 - a. Within each of the cluster groups there is adequate space on each Limited Common Area to place a septic tank and effluent disposal field that will not require large elevational changes. Further details will be provided as part of the full revised submittal.**
5. *Recognizing that the zoning board granted variances to allow driveways and houses in the front buffer and a special exception to allow shared access points and driveways, the board would like to see a plan which demonstrates whether it is feasible to construct a collector/loop road, as shown in Figure 4B of the Subdivision Regulations, which would limit both the number of accesses onto Young Road, and would also address the board's concerns about the number of back lots.*
 - a. Enclosed is an alternative plan that the applicant and BS&E have prepared and would like to move forward with. It includes two access points onto Young Road with one being a larger collector road. This design also removes the former lots with narrow necks to Young Road.**
6. *Pursuant to Section 6.7.1(6)(c) of the Subdivision Regulations, the board would like to know what efforts were made to retain the scenic views from the site and onto or over the site, taking economics and cost into account.*
 - a. It is clear the board values the scenic view of Young Road over the values the applicant and BS&E placed on preserving the upland on the western side of the property. In response to this and others indicated above, the applicant and BS&E have re-designed the project to preserve as much of the upland along Young Road as practical and have dramatically reduced the number of curb cuts.**
7. *Please confirm that the driveways all comply with the town's driveway regulations, including that none exceed a ten percent (10%) grade or maintain a*



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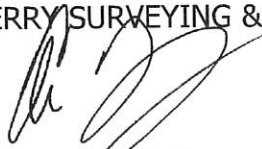
negative grade of less than two percent (2%) until it is beyond the ditch line, and that they all have a 90 degree +/- 15 degrees intersection with a street.

- a. The revised layout removes all of the driveways except 1. The proposed driveway will conform to the requirements noted above and the proposed road will comply with the roadway related regulations.**

The board is also concerned about the number of back lots. Section 4.1.3 of the Zoning Ordinance allows only two back lots in a subdivision. This subdivision has eight. A back lot is defined as "a parcel of land which does not meet minimum frontage requirements, is set back from the street where access is provided by means of a narrow, private right-of-way or driveway". While it is true that there is no minimum frontage requirement for some conservation subdivisions, Section 6.2.4 of the Zoning Ordinance does require a 75 foot lot width at the front building setback. The required front setback is 25 feet. Lots 8-3, 8-4, 8-9, 8-10, 8-16, 8-19, 8-20 and 8-21 are not 75 feet wide at the point at which they are 25 feet from Young Road. They are therefore back lots.

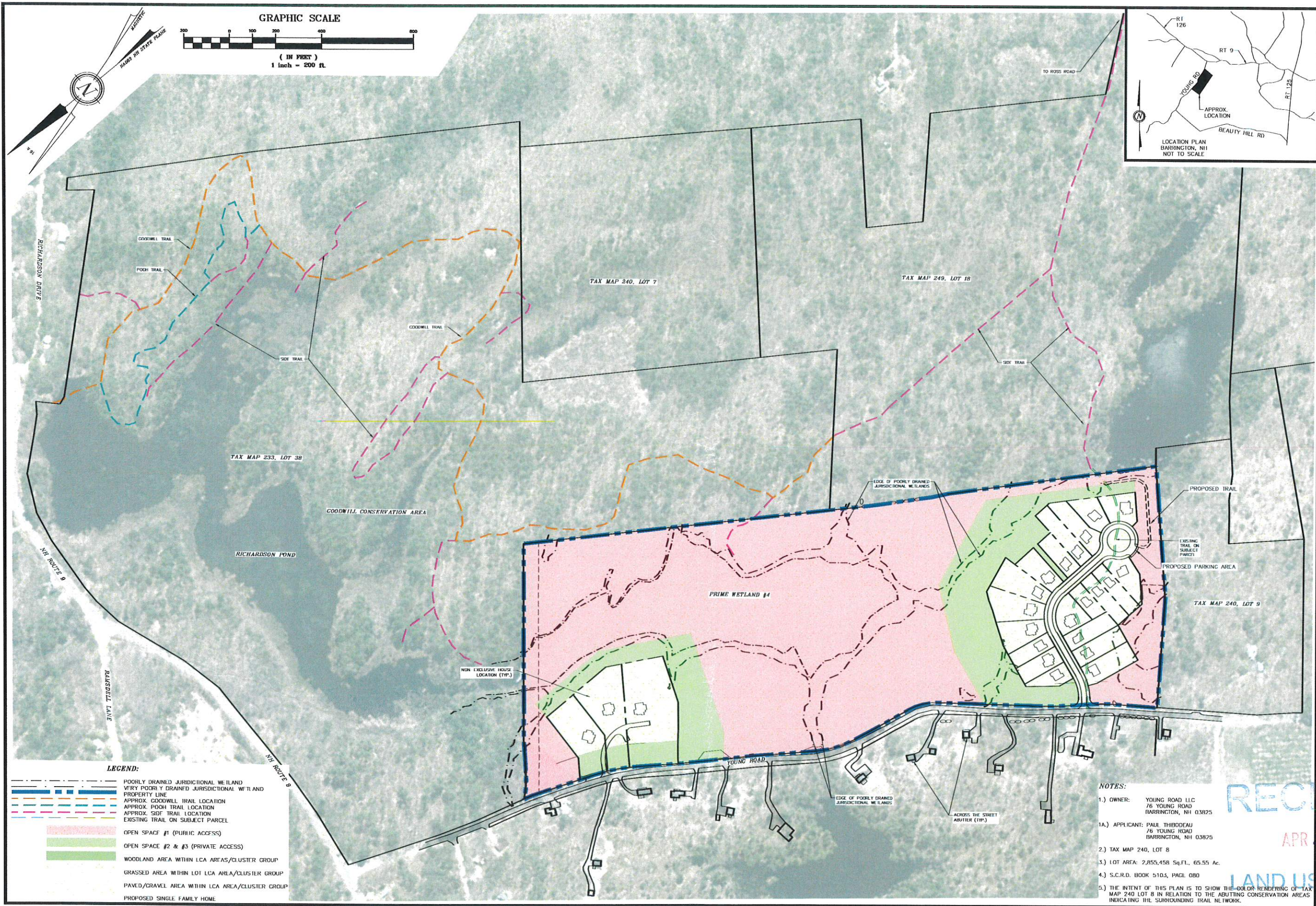
Though we don't agree with the findings, as noted above, the applicant has re-designed the layout of the project to included two cluster groups which do not contain any of the former design elements. The Applicant reserves the right to return to this proposal and to rely on the variance relief it obtained from the Zoning Board of Adjustment, should the new concept not be well-received by the Planning Board.

Respectfully,
BERRY SURVEYING & ENGINEERING


Christopher R. Berry
Principal, President



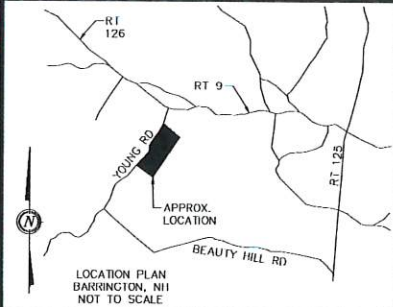
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- LEGEND:**
- POORLY DRAINED JURISDICTIONAL WETLAND
 - VERY POORLY DRAINED JURISDICTIONAL WETLAND
 - PROPERTY LINE
 - APPROX. GOODWILL TRAIL LOCATION
 - APPROX. POUCH TRAIL LOCATION
 - APPROX. SIDE TRAIL LOCATION
 - EXISTING TRAIL ON SUBJECT PARCEL
 - OPEN SPACE #1 (PUBLIC ACCESS)
 - OPEN SPACE #2 & #3 (PRIVATE ACCESS)
 - WOODLAND AREA WITHIN LCA AREAS/CLUSTER GROUP
 - GRASSSED AREA WITHIN LOT LCA AREA/CLUSTER GROUP
 - PAVED/GRAVEL AREA WITHIN LCA AREA/CLUSTER GROUP
 - PROPOSED SINGLE FAMILY HOME

NOTES:

- 1.) OWNER: YOUNG ROAD LLC
76 YOUNG ROAD
BARRINGTON, NH 03825
- 1A.) APPLICANT: PAUL THIBODEAU
76 YOUNG ROAD
BARRINGTON, NH 03825
- 2.) TAX MAP 240, LOT 8
- 3.) LOT AREA: 2,855,458 Sq.Ft., 65.55 Ac.
- 4.) S.C.R.D. BOOK 5103, PAGE 080
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE COLOR RENDERING OF TAX MAP 240 LOT 8 IN RELATION TO THE ADJUTING CONSERVATION AREAS INDICATING THE SURROUNDING TRAIL NETWORK.



REVISION	DATE	DESCRIPTION
#5	4-10-24	MODIFY PROJECT LAYOUT IN RESPONSE TO PB

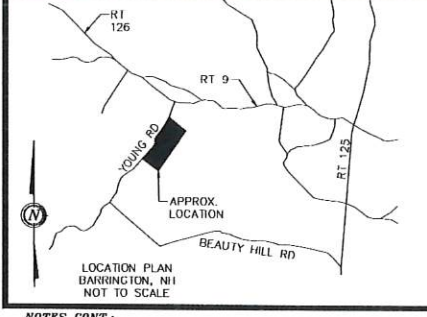
FOR
OVERVIEW COLOR RENDERING
PAUL THIBODEAU
LAND OF
YOUNG ROAD LLC
YOUNG ROAD
BARRINGTON, NH
TAX MAP 240, LOT 8

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 200 FT.
DATE: FEBRUARY 15, 2023
FILE NO.: DB 2022 - 109

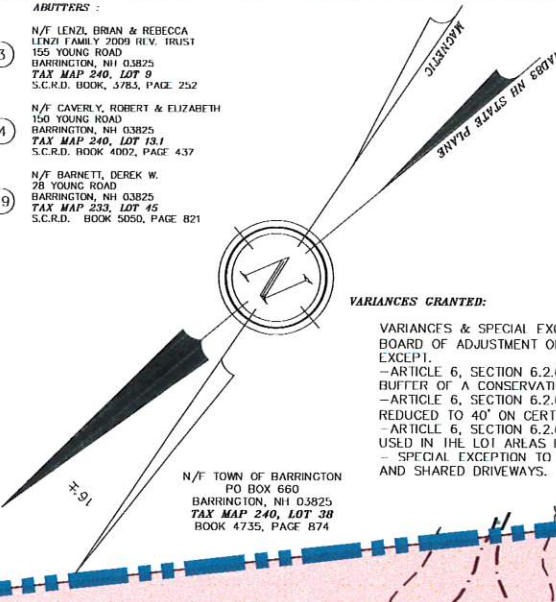
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APR 2 2024
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SHEET 1 OF 2

- NOTES:**
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 - 1A.) APPLICANT: PAUL THIBODEAU
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 - 2.) TAX MAP 240, LOT 8
 - 3.) LOT AREA: 2,855,458 Sq.Ft., 65.55 Ac.
 - 4.) S.C.R.D. BOOK 5103, PAGE 080
 - 5.) ZONING: NR - NEIGHBORHOOD RESIDENTIAL
FRONTAGE - 700.0'
MINIMUM LOT SIZE - 80,000 Sq. Ft.
FRONT SETBACK - 40.0'
REAR SETBACK - 30.0'
SIDE SETBACK - 30.0'
WETLAND SETBACK - 50.0' IF OVER 3,000 Sq. Ft.
PRIME WETLAND BUFFER - 100.0'
MAX. BUILDING HEIGHT - 35.0'
MAX. LOT COVERAGE - 40%
 - OPEN SPACE CONSERVATION SUBDIVISION
MINIMUM LOT SIZE - 20,000 Sq. Ft. (NOT APPLICABLE FOR CLUSTER GROUPS)
LOT WIDTH AT FRONT SETBACK - 75.0' (NOT APPLICABLE FOR CLUSTER GROUPS)
PERMETER BUFFER - 100.0'
SIDE SETBACK - 70.0' (NOT APPLICABLE FOR CLUSTER GROUPS)
REAR SETBACK - 20.0' (NOT APPLICABLE FOR CLUSTER GROUPS)
 - 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330178, MAP# - 33017C02850, DATED: MAY 17, 2005.
 - 7.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS, HORIZONTAL COORDINATES BASED ON NAVD83 COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS

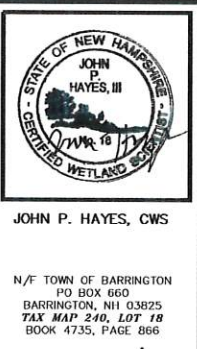


- NOTES CONT.:**
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN OCTOBER OF 2022, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.
 - 9.) SEE THE NOTES PAGE FOR ADDITIONAL INFORMATION TO BE RECORDED HEREWITH.
 - 10.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF TAX MAP 240, LOT 8, AS SHOWN, INTO 23 LIMITED COMMON AREAS, IN TWO CLUSTER GROUPS. THIS IS A MULTI SHEET PLAN SET. SHEETS xxxx IS THE CONDOMINIUM SUBDIVISION SHEET, SHEETS xxxxxx ARE THE EASEMENT SHEETS, BOTH ARE TO BE RECORDED. SHEETS xxxxx SHOW TOPOGRAPHY WITH THE REMAINING SHEETS PROVIDING ENGINEERING DETAIL FOR CONSTRUCTION PURPOSES. THE ENTIRE PLAN SET CAN BE FOUND AT THE OFFICE OF BERRY SURVEYING & ENGINEERING AND AT THE TOWN OF BARRINGTON PLANNING OFFICE.
 - 11.) THERE WERE NO OBSERVED CEMETERIES OBSERVED ON THE PARCEL AS OF THE DATE OF THE FIELD WORK.



- PLAN REFERENCES:**
- 1.) "PLAN OF LAND "JOHN A. BUZZELL FARM" WALDRON B. HALEY, BARRINGTON N.H." BY: FREDERICK L. DRWV ASSOCIATES DATED: JULY, 1982 S.C.R.D. PLAN #72-168
 - 2.) "BOUNDARY PLAN BARRINGTON, STRAFFORD COUNTY NEW HAMPSHIRE PREPARED FOR CAROLYN I. COOKWILL LIVING REVOCABLE TRUST OF 1999" BY: OKWS / DRWV, LLC DATED: NOVEMBER 16, 2006 S.C.R.D. PLAN #91-11
 - 3.) "SUBDIVISION PLAN PREPARED FOR FISHEY PROPERTIES LLC" BY: DAVID W. VINCENT, LLS DATED: NOVEMBER 15, 2010 S.C.R.D. PLAN #102-029
- PLAN REFERENCES (CONT'D):**
- 4.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR FISHEY PROPERTIES LLC" BY: DAVID W. VINCENT, LLS DATED: AUGUST 15, 2012 S.C.R.D. PLAN #104-050
 - 5.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR FISHEY PROPERTIES LLC AND JAMES M. & J. ANNE O'DONNELL" BY: DAVID W. VINCENT, LLS DATED: MAY 15, 2013 S.C.R.D. PLAN #105-095
 - 6.) "PERMANENT EASEMENT PLAN, NORMA BEARDEN" BY: HOYLE, TANNER & ASSOCIATES, INC. DATED: FEBRUARY, 2017 S.C.R.D. PLAN #113-27
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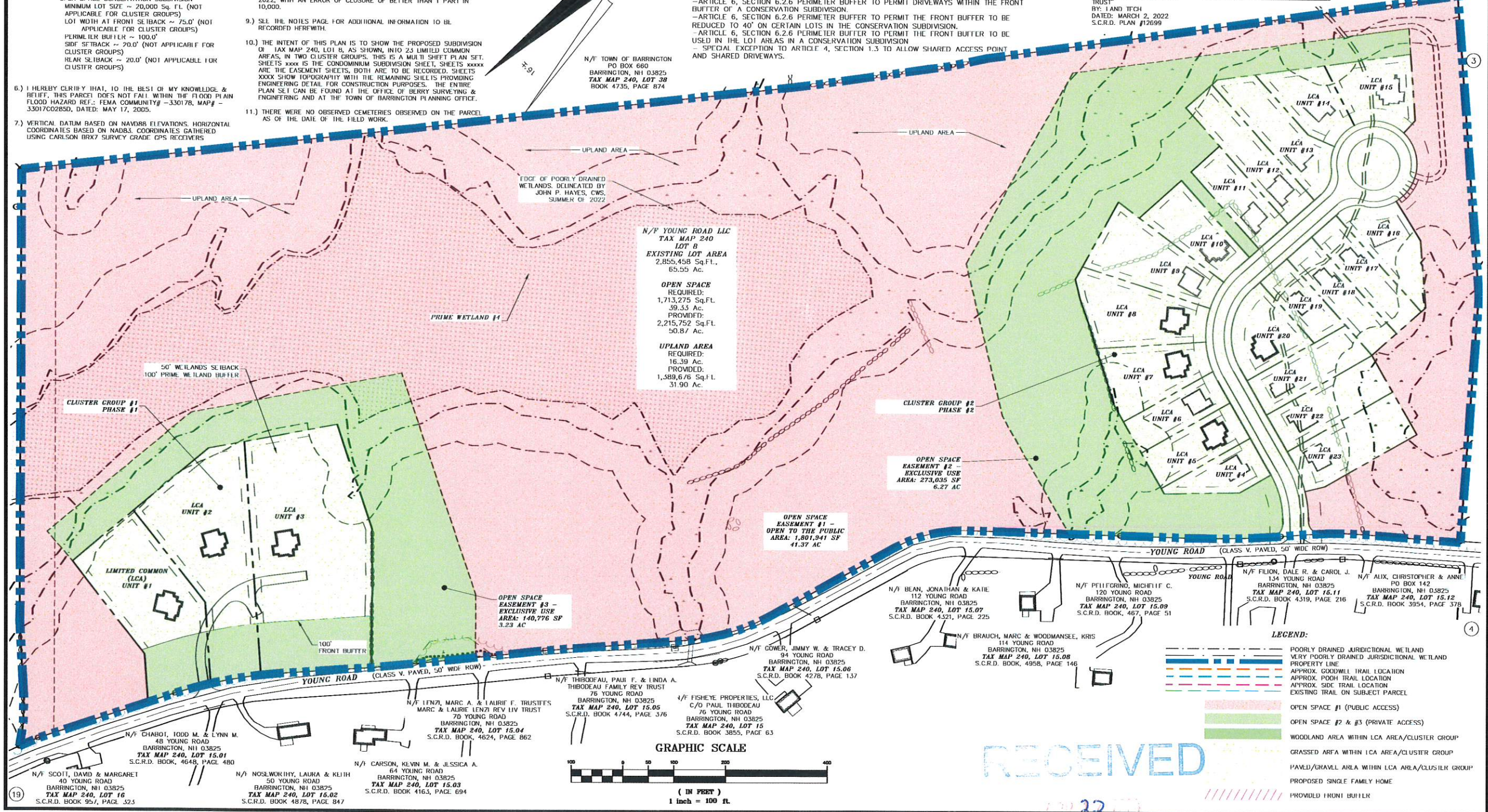
- WETLAND NOTE:**
1. USACE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0 U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 2012. WICKSBURG, MS.
 2. USACE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL ENVIRONMENTAL LABORATORY, 1987. WICKSBURG, MS.
 3. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2018. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
 4. NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE. FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, 2019. LOWELL, MA.
 5. U.S. ARMY CORPS OF ENGINEERS 2019. NATIONAL WETLAND PLANT LIST, VERSION 3.3. <http://www.land-plants.usace.army.mil/>



**N/F YOUNG ROAD LLC
TAX MAP 240
LOT 8
EXISTING LOT AREA
2,855,458 Sq.Ft.,
65.55 Ac.**

**OPEN SPACE
REQUIRED:
1,713,275 Sq.Ft.
39.33 Ac.
PROVIDED:
2,215,752 Sq.Ft.
50.87 Ac.**

**UPLAND AREA
REQUIRED:
16.39 Ac.
PROVIDED:
1,589,676 Sq.Ft.
31.90 Ac.**



FOR LAND OF PAUL THIBODEAU YOUNG ROAD LLC BARRINGTON, NH TAX MAP 240, LOT 8

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: FEBRUARY 15, 2023
FILE NO.: DB 2022 - 109

REVISION	DATE	DESCRIPTION
#5	4-10-24	MODIFY PROJECT LAYOUT IN RESPONSE TO PB

SHEET ## OF ##

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76 YOUNG ROAD
BARRINGTON, NH 03825
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FRONTAGE ~ 200.0'
MINIMUM LOT SIZE ~ 80,000 Sq. Ft.
FRONT SETBACK ~ 40.0'
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 30.0'
WETLAND SETBACK ~ 50.0' IF OVER 3,000 Sq. Ft.
PRIME WETLAND BUFFER ~ 100.0'
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MAX. LOT COVERAGE ~ 40%
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MINIMUM LOT SIZE ~ 20,000 Sq. Ft. (NOT APPLICABLE FOR CLUSTER GROUPS)
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- VERTICAL DATUM BASED ON NAVD83 ELEVATIONS, HORIZONTAL COORDINATES BASED ON NAD83 COORDINATES, GAUSSIAN USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS



- NOTES CONT.:
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN OCTOBER OF 2022, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.
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 - THERE WERE NO OBSERVED CEMETERIES OBSERVED ON THE PARCEL AS OF THE DATE OF THE FIELD WORK.

ADJUTERS:

- N/F LENZ, BRIAN & REBECCA
LENZ FAMILY TRUST
155 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 9
S.C.R.D. BOOK 3783, PAGE 252
- N/F CAVERLY, ROBERT & ELIZABETH
150 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 13.1
S.C.R.D. BOOK 4002, PAGE 437
- N/F BARNETT, DEREK W.
76 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 45
S.C.R.D. BOOK 5050, PAGE 821



VARIANCES GRANTED:

VARIANCES & SPECIAL EXCEPTION WERE GRANTED BY THE TOWN OF BARRINGTON ZONING BOARD OF ADJUSTMENT ON JANUARY 18, 2023, CASE #240-8-GR-22-3VAR/SPEC EXCEPT.

- ARTICLE 6, SECTION 6.2.6 PERIMETER BUFFER TO PERMIT DRIVEWAYS WITHIN THE FRONT BUFFER OF A CONSERVATION SUBDIVISION.
- ARTICLE 6, SECTION 6.2.6 PERIMETER BUFFER TO PERMIT THE FRONT BUFFER TO BE REDUCED TO 40' ON CERTAIN LOTS IN THE CONSERVATION SUBDIVISION.
- ARTICLE 6, SECTION 6.2.6 PERIMETER BUFFER TO PERMIT THE FRONT BUFFER TO BE USED IN THE LOI AREAS IN A CONSERVATION SUBDIVISION.
- SPECIAL EXCEPTION TO ARTICLE 4, SECTION 1.3 TO ALLOW SHARED ACCESS POINT AND SHARED DRIVEWAYS.

PLAN REFERENCES:

- "PLAN OF LAND 'JOHN A. BUZZELL FARM' WALTER D. HALEY, BARRINGTON, N.H. BY: FREDERICK E. DREW ASSOCIATES DATED: JULY, 1982 S.C.R.D. PLAN #22-168
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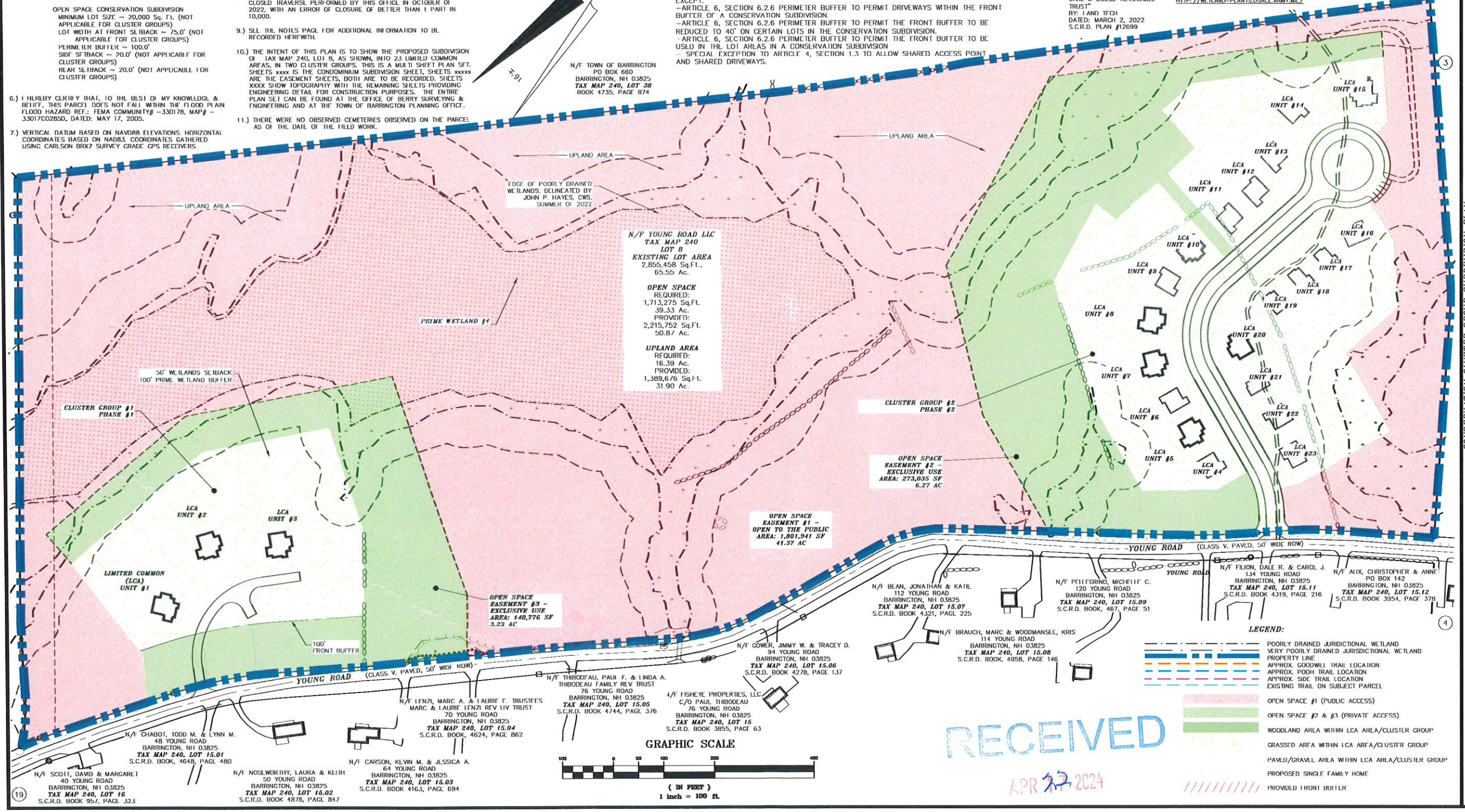
WETLAND NOTE:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES, CWS, IN THE SUMMER OF 2022 USING THE FOLLOWING CRITERIA:
 - USACE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTRAL AND NORTHEAST REGION, VERSION 2.0, U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 2012, WICKSBURG, MS.
 - USACE, CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, ENVIRONMENTAL LABORATORY, 1987, WICKSBURG, MS.
 - UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2018, FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION B.2, L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.), USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
 - NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, 2019, LOWELL, MA.
 - U.S. ARMY CORPS OF ENGINEERS 2019, NATIONAL WETLAND PLANT LIST, VERSION 3.3, <http://www.fws.gov/wetlands/USACE/Army/WL/>



JOHN P. HAYES, CWS
N/F TOWN OF BARRINGTON
PO BOX 660
BARRINGTON, NH 03825
TAX MAP 240, LOT 18
BOOK 4735, PAGE 866

#	REVISION	DATE	DESCRIPTION
1		4-10-24	MODIFY PROJECT LAYOUT IN RESPONSE TO PB

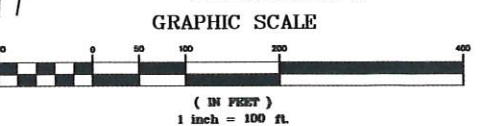


FOR
LAND OF
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TAX MAP 240, LOT 8

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SCALE: 1 IN. EQUALS 100 FT.
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 - VERY POORLY DRAINED JURISDICTIONAL WETLAND
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 - PROPOSED SINGLE FAMILY HOME
 - PROVIDED FRONT BUFFER

- NOTES:**
- 1.) OWNER: YOUNG ROAD LLC
76 YOUNG ROAD
BARRINGTON, NH 03825
 - 1A.) APPLICANT: PAUL THIBODEAU
76 YOUNG ROAD
BARRINGTON, NH 03825
 - 2.) TAX MAP 240, LOT 8
 - 3.) LOT AREA: 2,855,458 Sq. Ft., 65.55 Ac.
 - 4.) S.C.R.D. BOOK 5103, PAGE 080
 - 5.) ZONING: NR - NEIGHBORHOOD RESIDENTIAL
FRONTAGE ~ 200.0'
MINIMUM LOT SIZE ~ 80,000 Sq. Ft.
FRONT SETBACK ~ 40.0'
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 30.0'
WETLAND SETBACK ~ 50.0' IF OVER 3,000 Sq. Ft.
PRIME WETLAND BUFFER ~ 100.0'
MAX. BUILDING HEIGHT ~ 35.0'
MAX. LOT COVERAGE ~ 40%
 - OPEN SPACE CONSERVATION SUBDIVISION
MINIMUM LOT SIZE ~ 20,000 Sq. Ft. (NOT APPLICABLE FOR CLUSTER GROUPS)
LOT WIDTH AT FRONT SETBACK ~ 75.0' (NOT APPLICABLE FOR CLUSTER GROUPS)
PERIMETER BUFFER ~ 100.0'
SIDE SETBACK ~ 70.0' (NOT APPLICABLE FOR CLUSTER GROUPS)
REAR SETBACK ~ 20.0' (NOT APPLICABLE FOR CLUSTER GROUPS)
 - 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330178, MAP# - 33017C0285D, DATED: MAY 17, 2005.
 - 7.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS



- NOTES CONT.:**
- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN OCTOBER OF 2022, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.
 - 9.) SEE THE NOTES PAGE FOR ADDITIONAL INFORMATION TO BE RECORDED HERewith.
 - 10.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF TAX MAP 240, LOT 8, AS SHOWN, INTO 23 LIMITED COMMON AREAS, IN TWO CLUSTER GROUPS. THIS IS A MULTI SHEET PLAN SET. SHEETS XXXX IS THE CONDOMINIUM SUBDIVISION SHEET, SHEETS XXXXX ARE THE EASEMENT SHEETS, BOTH ARE TO BE RECORDED. SHEETS XXXX SHOW TOPOGRAPHY WITH THE REMAINING SHEETS PROVIDING ENGINEERING DETAIL FOR CONSTRUCTION PURPOSES. THE ENTIRE PLAN SET CAN BE FOUND AT THE OFFICE OF BERRY SURVEYING & ENGINEERING AND AT THE TOWN OF BARRINGTON PLANNING OFFICE.
 - 11.) THERE WERE NO OBSERVED CEMETERIES OBSERVED ON THE PARCEL AS OF THE DATE OF THE FIELD WORK.

- ADJUTERS:**
- 3) N/F LENZ, BRAN & REBECCA
LENZ FAMILY 2009 REV. TRUST
155 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 9
S.C.R.D. BOOK 3783, PAGE 252
 - 4) N/F CAVERI, Y. ROBERT & ELIZABETH
150 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 12.1
S.C.R.D. BOOK 4002, PAGE 437
 - 19) N/F BARNETT, DEEKE W.
28 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 233, LOT 45
S.C.R.D. BOOK 5050, PAGE 821

VARIANCES GRANTED:

VARIANCES & SPECIAL EXCEPTION WERE GRANTED BY THE TOWN OF BARRINGTON ZONING BOARD OF ADJUSTMENT ON JANUARY 18, 2023, CASE #240-8-GR-22-3VAR/SPEC EXCEPT.

- ARTICLE 6, SECTION 6.2.6 PERIMETER BUFFER TO PERMIT DRIVEWAYS WITHIN THE FRONT BUFFER OF A CONSERVATION SUBDIVISION.
- ARTICLE 6, SECTION 6.2.6 PERIMETER BUFFER TO PERMIT THE FRONT BUFFER TO BE REDUCED TO 40' ON CERTAIN LOTS IN THE CONSERVATION SUBDIVISION.
- ARTICLE 6, SECTION 6.2.6 PERIMETER BUFFER TO PERMIT THE FRONT BUFFER TO BE USED IN THE LOT AREAS IN A CONSERVATION SUBDIVISION
- SPECIAL EXCEPTION TO ARTICLE 4, SECTION 1.3 TO ALLOW SHARED ACCESS POINT AND SHARED DRIVEWAYS.

PLAN REFERENCES:

- 1.) "PLAN OF LAND "JOHN A. BUZZELL FARM" WALDRON B. HALLY, BARRINGTON, N.H." BY: FREDERICK L. DRLW ASSOCIATES DATED: JULY, 1982 S.C.R.D. PLAN #72-168
- 2.) "BOUNDARY PLAN BARRINGTON, STRAFFORD COUNTY NEW HAMPSHIRE PREPARED FOR CAROLYN L. GOODWIN LIVING REVOCABLE TRUST OF 1999" BY: ORVIS / DREW, LLC. DATED: NOVEMBER 16, 2006 S.C.R.D. PLAN #91-11
- 3.) "SUBDIVISION PLAN PREPARED FOR FISHEY PROPERTIES LLC" BY: DAVID W. VINCENT, LLS DATED: NOVEMBER 15, 2010 S.C.R.D. PLAN #102-029

PLAN REFERENCES (CONT'D):

- 4.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR FISHEY PROPERTIES LLC" BY: DAVID W. VINCENT, LLS DATED: AUGUST 15, 2012 S.C.R.D. PLAN #104-050
- 5.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR FISHEY PROPERTIES LLC AND JAMES M. & FRANK O'DONNELL" BY: DAVID W. VINCENT, LLS DATED: MAY 15, 2013 S.C.R.D. PLAN #105-095
- 6.) "PERMANENT EASEMENT PLAN, NORMA BEARDEN" BY: HOYLE, TANNER & ASSOCIATES, INC. DATED: FEBRUARY, 2017 S.C.R.D. PLAN #113-27
- 7.) "BOUNDARY LINE ADJUSTMENT BETWEEN (FNZ) FAMILY 2009 REVOCABLE TRUST AND THE CARL J. BODGE REVOCABLE TRUST" BY: LAND TECH DATED: MARCH 2, 2022 S.C.R.D. PLAN #12699

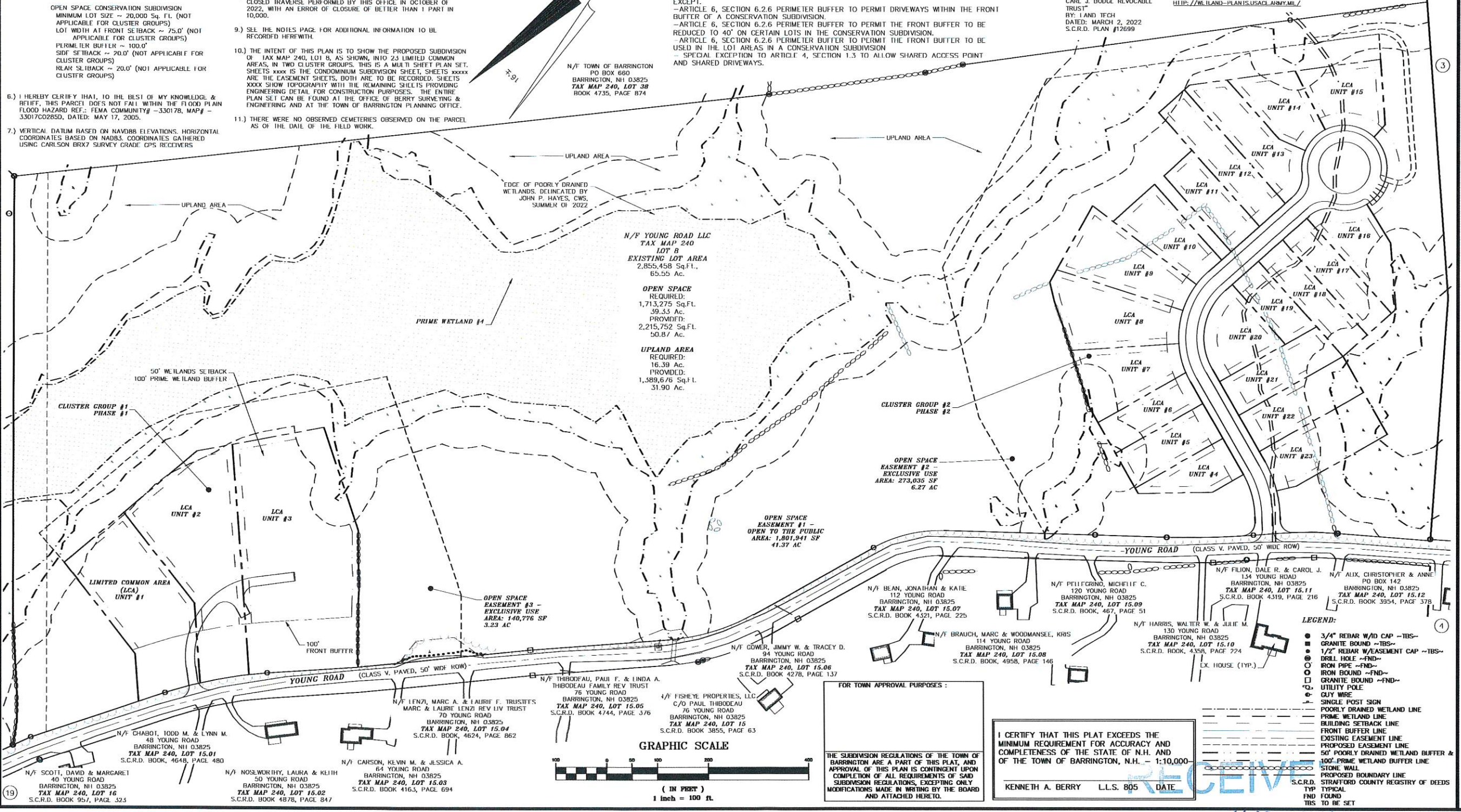
WETLAND NOTE:

1. USACE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0 U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 2012. VICKSBURG, MS.
2. USACE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL ENVIRONMENTAL LABORATORY, 1987. VICKSBURG, MS.
3. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2018. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION B.2. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.). USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
4. NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, 2019. LOWELL, MA. [HTTP://WWW.NELAND-PLANIS.USACE.ARMY.MIL/](http://www.neland-planis.usace.army.mil/)
5. U.S. ARMY CORPS OF ENGINEERS 2019. NATIONAL WETLAND PLANT LIST, VERSION 3.3.



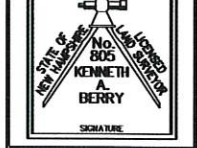
JOHN P. HAYES, CWS
N/F TOWN OF BARRINGTON
PO BOX 660
BARRINGTON, NH 03825
TAX MAP 240, LOT 18
BOOK 4735, PAGE 866

#5	DATE	DESCRIPTION
4-10-24		MODIFY PROJECT LAYOUT IN RESPONSE TO PB



FOR
PAUL THIBODEAU
LAND OF
YOUNG ROAD, LLC
YOUNG ROAD
BARRINGTON, NH
TAX MAP 240, LOT 8

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 100 FT.
DATE: FEBRUARY 15, 2023
FILE NO.: DB 2022 - 109



I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON, N.H. - 1:10,000

KENNETH A. BERRY L.L.S. 805 DATE

- LEGEND:**
- 3/4" REBAR W/ID CAP -TBS-
 - GRANITE BOUND -TBS-
 - 1/2" REBAR W/EASEMENT CAP -TBS-
 - DRILL HOLE -FND-
 - IRON PIPE -FND-
 - IRON BOUND -FND-
 - GRANITE BOUND -FND-
 - UTILITY POLE
 - GUY WIRE
 - SINGLE POST SIGN
 - POORLY DRAINED WETLAND LINE
 - PRIME WETLAND LINE
 - BUILDING SETBACK LINE
 - FRONT BUFFER LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - 50' POORLY DRAINED WETLAND BUFFER & 100' PRIME WETLAND BUFFER LINE
 - STONE WALL
 - PROPOSED BOUNDARY LINE
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
 - TYP TYPICAL
 - FND FOUND
 - TBS TO BE SET

april 22, 2024

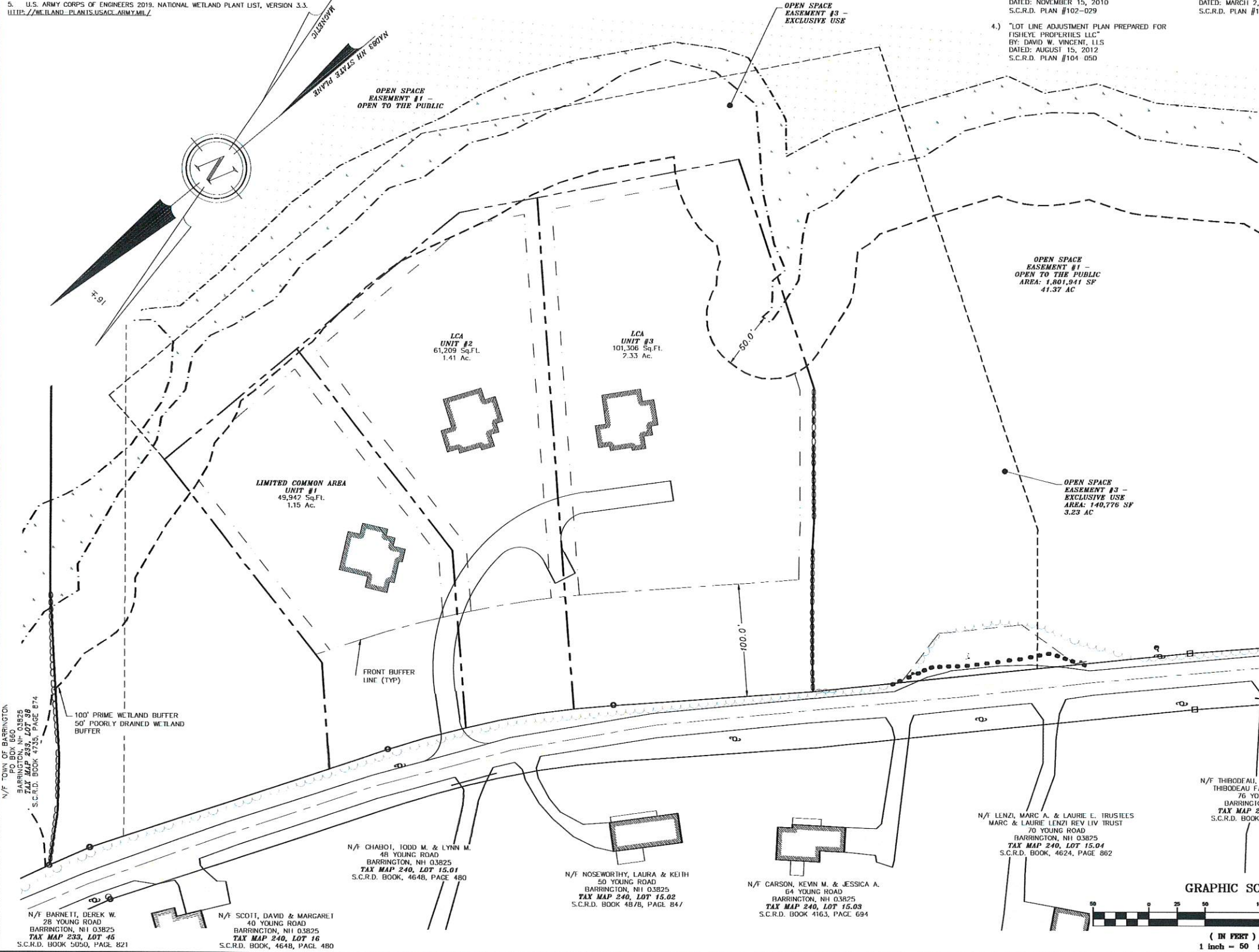
WETLAND NOTE:

WETLANDS WERE DEFINED BY JOHN P. HAYES, CWS, IN THE SUMMER OF 2022 USING THE FOLLOWING CRITERIA:

1. USACE, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0. U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 2012, VICKSBURG, MS.
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3. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2018, FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.), USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
4. NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, 2019, LOWELL, MA.
5. U.S. ARMY CORPS OF ENGINEERS 2019, NATIONAL WETLAND PLANT LIST, VERSION 3.3. [HTTP://WETLAND.PLANTS.USACE.ARMY.MIL/](http://wetland.plants.usace.army.mil/)



JOHN P. HAYES, CWS



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- 1.) "PLAN OF LAND 'JOHN A. BUZZELL FARM' WALDRON B. HALEY, BARRINGTON N.H." BY: FRIEDRICK E. DREW ASSOCIATES DATED: JULY, 1982 S.C.R.D. PLAN #22A-168
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- 3.) "SUBDIVISION PLAN PREPARED FOR FISHEYE PROPERTIES LLC" BY: DAVID W. VINCENT, LLS DATED: NOVEMBER 15, 2010 S.C.R.D. PLAN #102-029
- 4.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR FISHEYE PROPERTIES LLC" BY: DAVID W. VINCENT, LLS DATED: AUGUST 15, 2012 S.C.R.D. PLAN #104 050

PLAN REFERENCES (CONT'D):

- 5.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR FISHEYE PROPERTIES LLC AND JAMES M. & LAINE O'DONNELL" BY: DAVID W. VINCENT, LLS DATED: MAY 15, 2013 S.C.R.D. PLAN #105-095
- 6.) "PERMANENT EASEMENT PLAN, NORMA BEARDEN" BY: HOYLE, TANNER & ASSOCIATES, INC. DATED: FEBRUARY, 2017 S.C.R.D. PLAN #113-27
- 7.) "BOUNDARY LINE ADJUSTMENT BETWEEN LENZI FAMILY 2009 REVOCABLE TRUST AND THE 'CARI J. BODICE REVOCABLE TRUST'" BY: LAND TECH DATED: MARCH 2, 2022 S.C.R.D. PLAN #12699

YES:

- 1.) OWNER: YOUNG ROAD LLC 76 YOUNG ROAD BARRINGTON, NH 03825
- 1A.) APPLICANT: PAUL THIBODEAU 76 YOUNG ROAD BARRINGTON, NH 03825
- 2.) TAX MAP 240, LOT B
- 3.) LOT AREA: 2,856,458 Sq.Ft., 65.55 Ac.
- 4.) S.C.R.D. BOOK 5103, PAGE 080
- 5.) ZONING: NR - NEIGHBORHOOD RESIDENTIAL FRONTAGE ~ 200.0' MINIMUM LOT SIZE ~ 80,000 Sq. Ft. FRONT SETBACK ~ 40.0' REAR SETBACK ~ 30.0' SIDE SETBACK ~ 30.0' WETLAND SETBACK ~ 50.0' IF OVER 3,000 Sq. Ft. PRIME WETLAND BUFFER ~ 100.0' MAX. BUILDING HEIGHT ~ 35.0' MAX. LOT COVERAGE ~ 40%

OPEN SPACE CONSERVATION SUBDIVISION MINIMUM LOT SIZE ~ 70,000 Sq. Ft. (NOT APPLICABLE FOR CLUSTER GROUPS) LOT WIDTH AT FRONT SETBACK ~ 75.0' (NOT APPLICABLE FOR CLUSTER GROUPS) PERMETER BUFFER ~ 100.0' SIDE SETBACK ~ 20.0' (NOT APPLICABLE FOR CLUSTER GROUPS) REAR SETBACK ~ 20.0' (NOT APPLICABLE FOR CLUSTER GROUPS)

- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY# - 330178, MAP# - 33017C02850, DATED: MAY 17, 2005.
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- 11.) THERE WERE NO OBSERVED CEMETERIES OBSERVED ON THE PARCEL AS OF THE DATE OF THE FIELD WORK.

LEGEND:

- 3/4" REBAR W/ID CAP ~TBS~
- GRANITE BOUND ~TBS~
- 1/2" REBAR W/EASEMENT CAP ~TBS~
- DRILL HOLE ~END~
- IRON PIPE ~END~
- IRON BOUND ~END~
- GRANITE BOUND ~END~
- UTILITY POLE
- GUY WIRE
- ▲ SINGLE POST SIGN
- POORLY DRAINED WETLAND LINE
- PRIME WETLAND LINE
- BUILDING SETBACK LINE
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- STONE WALL
- PROPOSED BOUNDARY LINE
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP TYPICAL
- FND FOUND
- TBS TO BE SET

FOR TOWN APPROVAL PURPOSES:

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.

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KENNETH A. BERRY L.L.S. 805 DATE

LAND USE OFFICE

FEB 22 2024

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

#	REVISION	DATE	DESCRIPTION
1		4-10-24	MODIFY PROJECT LAYOUT IN RESPONSE TO PB

FOR
PAUL THIBODEAU
LAND OF
YOUNG ROAD LLC
YOUNG ROAD
BARRINGTON, NH
TAX MAP 240, LOT B
CLUSTER GROUP #1

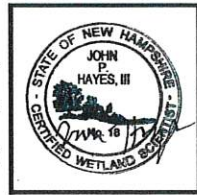
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 50 FT.
DATE: FEBRUARY 15, 2023
FILE NO.: DB 2022 - 109



SHEET ## OF ##

WETLAND NOTE:

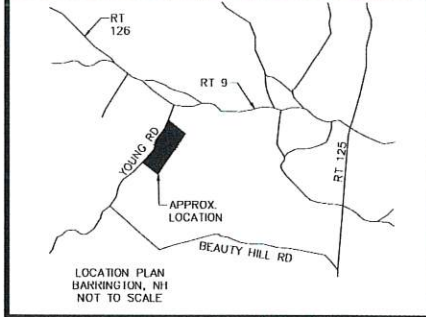
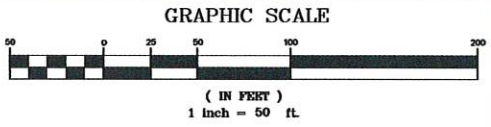
- WETLANDS WERE DELINEATED BY JOHN P. HAYES, CWS, IN THE SUMMER OF 2022 USING THE FOLLOWING CRITERIA:
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 5. U.S. ARMY CORPS OF ENGINEERS 2019, NATIONAL WETLAND PLANT LIST, VERSION 3.3, <https://wetland.plants.usace.army.mil/>



N/Y YOUNG ROAD LLC
TAX MAP 240
LOT 8
EXISTING LOT AREA
2,855,458 Sq.Ft.,
65.55 Ac.

OPEN SPACE
REQUIRED:
1,713,275 Sq.Ft.
39.33 Ac.
PROVIDED:
2,715,752 Sq.Ft.
50.87 Ac.

UPLAND AREA
REQUIRED:
16.39 Ac.
PROVIDED:
1,389,676 Sq.Ft.
31.90 Ac.



PLAN REFERENCES:

- 1.) "PLAN OF LAND 'JOHN A. BUZZELL FARM' WALDRON B. HALEY, BARRINGTON, N.H. BY: FREDERICK E. DRW ASSOCIATES DATED: JULY, 1987 S.C.R.D. PLAN #22A-168
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PERIMETER BUFFER ~ 100.0'

SIDE SETBACK ~ 20.0' (NOT APPLICABLE FOR CLUSTER GROUPS)

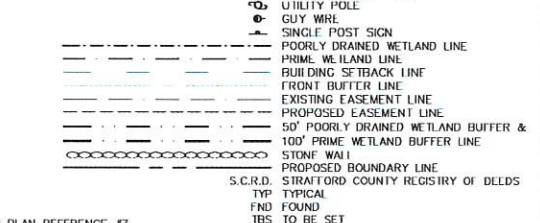
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- GRANITE BOUND ~TBS~
- 1/2" REBAR W/EASEMENT CAP ~TBS~
- DRILL HOLE ~FND~
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- IRON BOUND ~FND~
- GRANITE BOUND ~FND~
- UTILITY POLE
- GUY WIRE
- SINGLE POST SIGN
- POORLY DRAINED WETLAND LINE
- PRIME WETLAND LINE
- BUILDING SETBACK LINE
- FRONT BUFFER LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- 50' POORLY DRAINED WETLAND BUFFER & 100' PRIME WETLAND BUFFER LINE
- STONE WALL
- PROPOSED BOUNDARY LINE

S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
TYP TYPICAL
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TBS TO BE SET

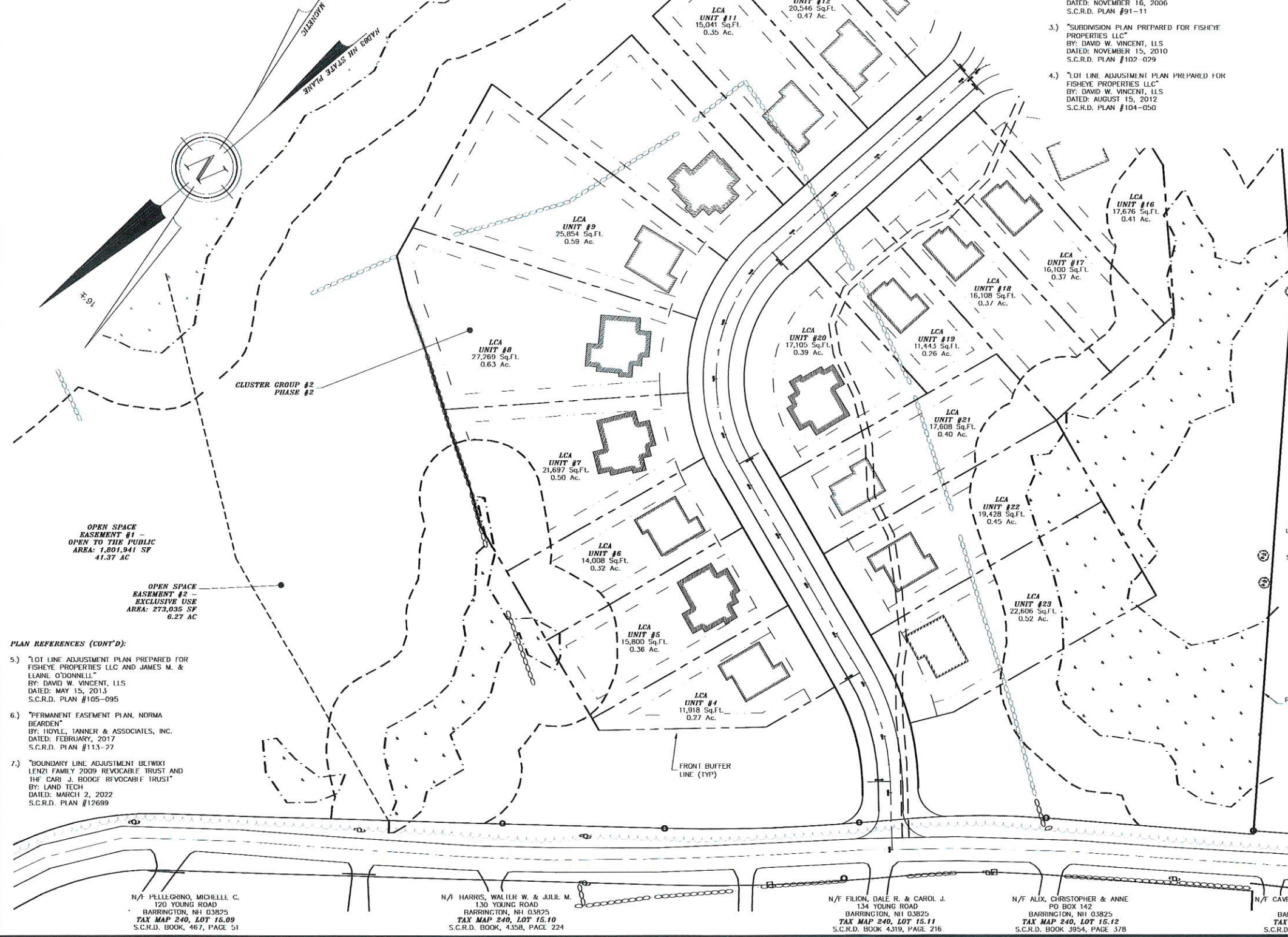


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I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON, N.H. 1:10,000

KENNETH A. BERRY L.L.S. 805 DATE



OPEN SPACE EASEMENT #1 - OPEN TO THE PUBLIC AREA: 1,801,941 SF 41.37 AC

OPEN SPACE EASEMENT #2 - EXCLUSIVE USE AREA: 273,035 SF 6.27 AC

PLAN REFERENCES (CONT'D):

- 5.) "LOT LINE ADJUSTMENT PLAN PREPARED FOR FISHEY PROPERTIES LLC AND JAMES M. & ELAINE O'DONNELL" BY: DAVID W. VINCENT, ILS DATED: MAY 15, 2013 S.C.R.D. PLAN #105-095
- 6.) "PERMANENT EASEMENT PLAN, NORMA BEARDEN" BY: HOYLE, TANNER & ASSOCIATES, INC. DATED: FEBRUARY, 2017 S.C.R.D. PLAN #113-27
- 7.) "BOUNDARY LINE ADJUSTMENT BETWEEN LENZI FAMILY 2009 REVOCABLE TRUST AND THE CARL J. BODGE REVOCABLE TRUST" BY: LAND TECH DATED: MARCH 2, 2022 S.C.R.D. PLAN #12699

N/Y PELLEGRINO, MICHELLE C.
120 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 16.09
S.C.R.D. BOOK, 467, PAGE 51

N/Y HARRIS, WALTER W. & JULIE M.
130 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.10
S.C.R.D. BOOK, 4358, PAGE 224

N/Y FILION, DALE R. & CAROL J.
134 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.11
S.C.R.D. BOOK 4319, PAGE 216

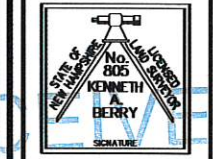
N/Y ALIX, CHRISTOPHER & ANNE
PO BOX 142
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.12
S.C.R.D. BOOK 3954, PAGE 378

N/Y CAVERLY, ROBERT & ELIZABETH
150 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 13.1
S.C.R.D. BOOK 4002, PAGE 437

#	REVISION	DATE	DESCRIPTION
4-10-24			MODIFY PROJECT LAYOUT IN RESPONSE TO PB

FOR
PAUL THIBODEAU
LAND OF
YOUNG ROAD LLC
YOUNG ROAD
BARRINGTON, NH
TAX MAP 240, LOT 8

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: 1 IN. EQUALS 50 FT.
DATE: FEBRUARY 15, 2023
FILE NO.: DB 2022 - 109

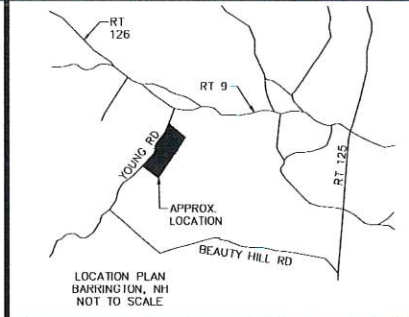
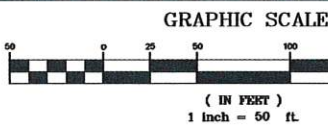


SHEET ## OF ##

APR 22 2024
LAND USE OFFICE

WETLAND NOTE:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES, CWS, IN THE SUMMER OF 2022 USING THE FOLLOWING CRITERIA:
- USACE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEAST AND NORTH-EAST REGION, VERSION 2.0. U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 2012. WICKSBURG, MS.
 - USACE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, ENVIRONMENTAL LABORATORY, 1987. WICKSBURG, MS.
 - UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2018. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2. L.M. VASILAS, C.W. HURT, AND J.F. BERKOWITZ (EDS.), USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
 - NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, 2019. LOWELL, MA.
 - U.S. ARMY CORPS OF ENGINEERS 2019. NATIONAL WETLAND PLANT LIST, VERSION 3.3. [HTTP://WETLAND.PLANLIST.USACE.ARMY.MIL/](http://wetland.plantlist.usace.army.mil/)



PLAN REFERENCES:

- "PLAN OF LAND 'JOHN A. BUZZELL FARM' WALDRON B. HALEY, BARRINGTON, N.H." BY: FREDERICK L. DREW ASSOCIATES DATED: JULY, 1982 S.C.R.D. PLAN #22A-168
- "BOUNDARY PLAN BARRINGTON, STRAFFORD COUNTY NEW HAMPSHIRE PREPARED FOR CAROLYN L. GOODWILL LIVING REVOCABLE TRUST OF 1999" BY: ORVIS / DREW, LLC DATED: NOVEMBER 16, 2006 S.C.R.D. PLAN #91-11
- "SUBDIVISION PLAN PREPARED FOR FISHEY PROPERTIES LLC" BY: DAVID W. VINCENT, LLS DATED: NOVEMBER 15, 2010 S.C.R.D. PLAN #102-029
- "LOT LINE ADJUSTMENT PLAN PREPARED FOR FISHEY PROPERTIES LLC" BY: DAVID W. VINCENT, LLS DATED: AUGUST 15, 2012 S.C.R.D. PLAN #104-090

N/Y YOUNG ROAD LLC TAX MAP 240 LOT 8

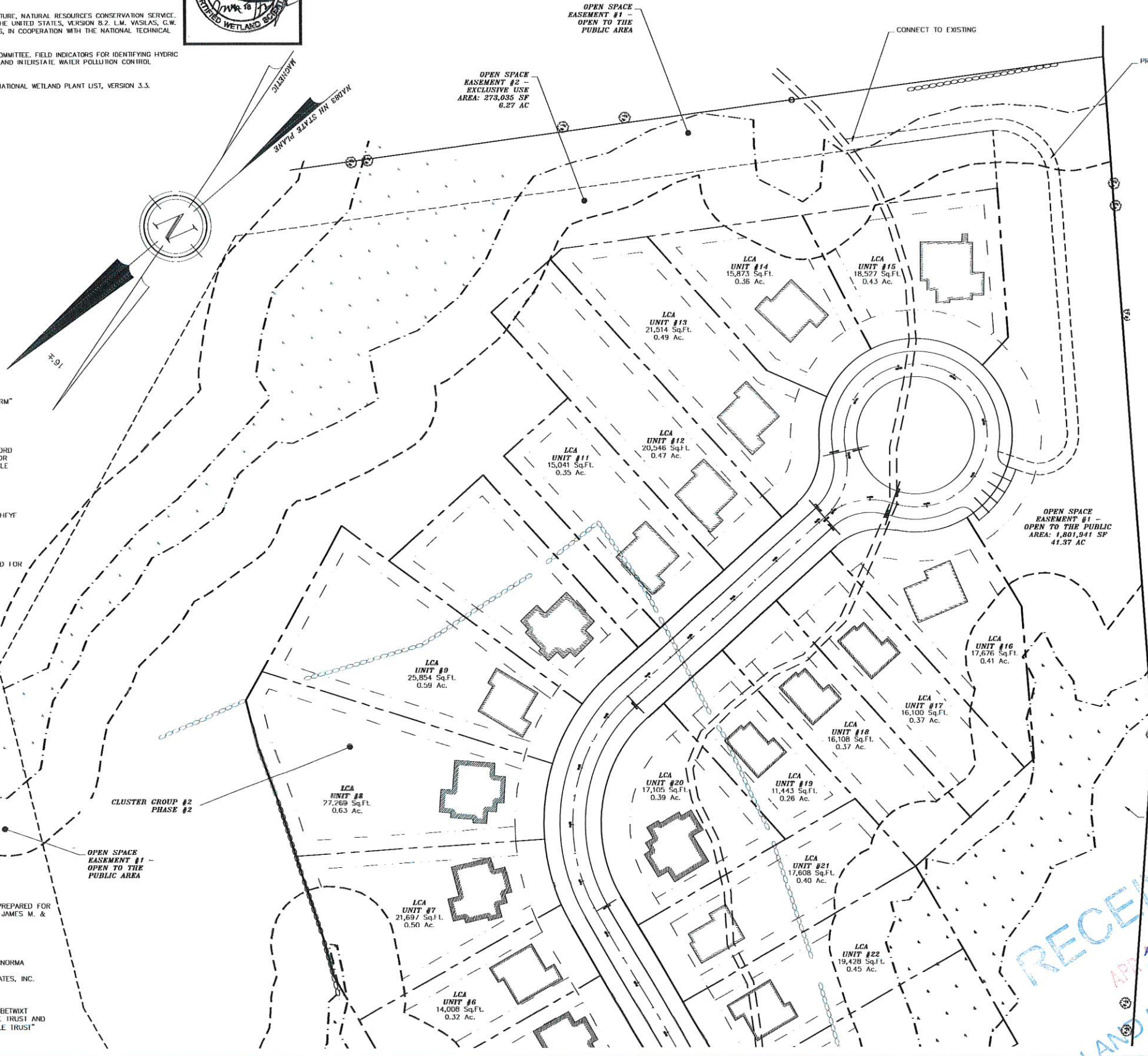
EXISTING LOT AREA
2,855,458 Sq.Ft., 65.55 Ac.

OPEN SPACE REQUIRED:
1,713,275 Sq.Ft., 39.33 Ac.
PROVIDED:
2,215,752 Sq.Ft., 50.87 Ac.

UPLAND AREA REQUIRED:
16.39 Ac.
PROVIDED:
1,389,676 Sq.Ft., 31.90 Ac.

PLAN REFERENCES (CONT'D):

- "LOT LINE ADJUSTMENT PLAN PREPARED FOR FISHEY PROPERTIES LLC AND JAMES M. & ELAINE O'DONNELL" BY: DAVID W. VINCENT, LLS DATED: MAY 15, 2013 S.C.R.D. PLAN #105-095
- "PERMANENT EASEMENT PLAN, NORMA BEARDEN" BY: HOWLE, TANNER & ASSOCIATES, INC. DATED: FEBRUARY, 2017 S.C.R.D. PLAN #115-27
- "BOUNDARY LINE ADJUSTMENT BETWEEN LENZI FAMILY 2009 REVOCABLE TRUST AND THE CARL J. BODGE REVOCABLE TRUST" BY: LAND TECH DATED: MARCH 2, 2022 S.C.R.D. PLAN #12699



TES:

- OWNER: YOUNG ROAD LLC / 6 YOUNG ROAD BARRINGTON, NH 03825
 - APPLICANT: PAUL THIBODEAU / 76 YOUNG ROAD BARRINGTON, NH 03825
 - TAX MAP 240, LOT 8
 - S.C.R.D. BOOK 5103, PAGE 080
 - ZONING: NR - NEIGHBORHOOD RESIDENTIAL FRONTAGE ~ 200.0' MINIMUM LOT SIZE ~ 80,000 Sq. Ft. FRONT SETBACK ~ 40.0' REAR SETBACK ~ 30.0' SIDE SETBACK ~ 30.0' WETLAND SETBACK ~ 50.0' IF OVER 3,000 Sq. Ft. PRIME WETLAND BUFFER ~ 100.0' MAX. BUILDING HEIGHT ~ 35.0' MAX. LOT COVERAGE ~ 40%
- OPEN SPACE CONSERVATION SUBDIVISION**
MINIMUM LOT SIZE ~ 20,000 Sq. Ft. (NOT APPLICABLE FOR CLUSTER GROUPS)
LOT WIDTH AT FRONT SETBACK ~ 75.0' (NOT APPLICABLE FOR CLUSTER GROUPS)
PERIMETER BUFFER ~ 100.0'
SIDE SETBACK ~ 20.0' (NOT APPLICABLE FOR CLUSTER GROUPS)
REAR SETBACK ~ 20.0' (NOT APPLICABLE FOR CLUSTER GROUPS)
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330178, MAP# -33017C02850, DATED: MAY 17, 2005.
 - VERTICAL DATUM BASED ON NAVD83 ELEVATIONS, HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS
 - THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN OCTOBER OF 2022, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.
 - SEE THE NOTES PAGE FOR ADDITIONAL INFORMATION TO BE RECORDED HERewith.
 - THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF TAX MAP 240, LOT 8, AS SHOWN, INTO 23 LIMITED COMMON AREAS, IN TWO CLUSTER GROUPS. THIS IS A MULTI SHEET PLAN SET. SHEETS XXXX IS THE CONDOMINIUM SUBDIVISION SHEET, SHEETS XXXX ARE THE EASEMENT SHEETS, BOTH ARE TO BE RECORDED. SHEETS XXXX SHOW TOPOGRAPHY WITH THE REMAINING SHEETS PROVIDING ENGINEERING DETAIL FOR CONSTRUCTION PURPOSES. THE ENTIRE PLAN SET CAN BE FOUND AT THE OFFICE OF BERRY SURVEYING & ENGINEERING AND AT THE TOWN OF BARRINGTON PLANNING OFFICE.
 - THERE WERE NO OBSERVED CEMETERIES OBSERVED ON THE PARCEL AS OF THE DATE OF THE FIELD WORK.

LEGEND:

- 3/4" REBAR W/D CAP ~TBS~
 - GRANITE BOUND ~TBS~
 - 1/2" REBAR W/EASEMENT CAP ~TBS~
 - DRILL HOLE ~FND~
 - IRON PIPE ~FND~
 - IRON BOUND ~FND~
 - GRANITE BOUND ~FND~
 - UTILITY POLE
 - GUY WIRE
 - SINGLE POST SIGN
 - POORLY DRAINED WETLAND LINE
 - PRIME WETLAND LINE
 - BUILDING SETBACK LINE
 - FRONT BUFFER LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - 50' POORLY DRAINED WETLAND BUFFER & 100' PRIME WETLAND BUFFER LINE
 - STONE WALL
 - PROPOSED BOUNDARY LINE
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
TYP TYPICAL
FND FOUND
TBS TO BE SET

FOR TOWN APPROVAL PURPOSES:

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.

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON, N.H. - 1:10,000-

KENNETH A. BERRY L.L.S. 805 DATE

#	REVISION	DATE	DESCRIPTION
5		4-10-24	MODIFY PROJECT LAYOUT IN RESPONSE TO PB

FOR LAND OF PAUL THIBODEAU YOUNG ROAD LLC BARRINGTON, NH TAX MAP 240, LOT 8

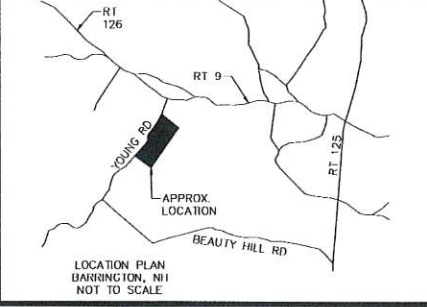
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

DATE: FEBRUARY 15, 2023
FILE NO.: DB 2022 - 109



NOTES:

- OWNER: YOUNG ROAD LLC
76 YOUNG ROAD
BARRINGTON, NH 03825
- TAX MAP 240, LOT B
- LOT AREA: 2,856,458 Sq. Ft., 65.55 Ac.
- S.C.R.D. BOOK 5103, PAGE 080
- ZONING: NR - NEIGHBORHOOD RESIDENTIAL
FRONTAGE = 700.0'
MINIMUM LOT SIZE ~ 80,000 Sq. Ft.
FRONT SETBACK ~ 40.0'
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 30.0'
WETLAND SETBACK ~ 50.0' IF OVER 3,000 Sq. Ft.
PRIME WETLAND BUFFER ~ 100.0'
MAX. BUILDING HEIGHT ~ 35.0'
MAX. LOT COVERAGE ~ 40%
- OPEN SPACE CONSERVATION SUBDIVISION
MINIMUM LOT SIZE ~ 20,000 Sq. Ft. (NOT APPLICABLE FOR CLUSTER GROUPS)
LOT WIDTH AT FRONT SETBACK ~ 75.0' (NOT APPLICABLE FOR CLUSTER GROUPS)
PRIME WETLAND BUFFER ~ 100.0'
SIDE SETBACK ~ 20.0' (NOT APPLICABLE FOR CLUSTER GROUPS)
REAR SETBACK ~ 20.0' (NOT APPLICABLE FOR CLUSTER GROUPS)
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# - 330178, MAP# - 33017C02850, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON NAVD83 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS



NOTES CONT.:

- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN OCTOBER OF 2022, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.
- SEE THE NOTES PAGE FOR ADDITIONAL INFORMATION TO BE RECORDED HEREWITH.
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF TAX MAP 240, LOT B, AS SHOWN, INTO 23 LIMITED COMMON AREAS, IN TWO CLUSTER GROUPS. THIS IS A MULTI SHEET PLAN SET. SHEETS xxxx IS THE CONDOMINIUM SUBDIVISION SHEET. SHEETS xxxxx ARE THE EASEMENT SHEETS, BOTH ARE TO BE RECORDED. SHEETS xxxxx SHOW TOPOGRAPHY WITH THE REMAINING SHEETS PROVIDING ENGINEERING DETAIL FOR CONSTRUCTION PURPOSES. THE ENTIRE PLAN SET CAN BE FOUND AT THE OFFICE OF BERRY SURVEYING & ENGINEERING AND AT THE TOWN OF BARRINGTON PLANNING OFFICE.
- THERE WERE NO OBSERVED CEMETERIES OBSERVED ON THE PARCEL AS OF THE DATE OF THE WORK.

ABUTTERS:

- N/F LENZ, BRIAN & REBECCA
LENZ FAMILY 2009 REV. TRUST
155 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 9
S.C.R.D. BOOK 3783, PAGE 252
- N/F CAVERLY, ROBERT & ELIZABETH
150 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 13.1
S.C.R.D. BOOK 4002, PAGE 437
- N/F BARNETT, DEREK W.
78 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 233, LOT 45
S.C.R.D. BOOK 5050, PAGE 821

VARIANCES GRANTED:

VARIANCES & SPECIAL EXCEPTION WERE GRANTED BY THE TOWN OF BARRINGTON ZONING BOARD OF ADJUSTMENT ON JANUARY 18, 2023, CASE #240-8-GR-22-3VAR/SPEC EXCEPT.

-ARTICLE 6, SECTION 6.2.6 PERIMETER BUFFER TO PERMIT DRIVEWAYS WITHIN THE FRONT BUFFER OF A CONSERVATION SUBDIVISION.

-ARTICLE 6, SECTION 6.2.6 PERIMETER BUFFER TO PERMIT THE FRONT BUFFER TO BE REDUCED TO 40' ON CERTAIN LOTS IN THE CONSERVATION SUBDIVISION.

-ARTICLE 6, SECTION 6.2.6 PERIMETER BUFFER TO PERMIT THE FRONT BUFFER TO BE USED IN THE LOT AREAS IN A CONSERVATION SUBDIVISION.

SPECIAL EXCEPTION TO ARTICLE 4, SECTION 1.3 TO ALLOW SHARED ACCESS POINT AND SHARED DRIVEWAYS.

PLAN REFERENCES:

- "PLAN OF LAND "JOHN A. BUZZELL FARM" WALDRON B. HALEY, BARRINGTON, N.H." BY: FREDERICK E. DRW ASSOCIATES DATED: JULY, 1982 S.C.R.D. PLAN #22-168
- "BOUNDARY PLAN BARRINGTON, STRAFFORD COUNTY NEW HAMPSHIRE PREPARED FOR CAROLYN I. GOODWIN LIVING REVOCABLE TRUST OF 1999" BY: OHMS / DRW, LLC DATED: NOVEMBER 16, 2006 S.C.R.D. PLAN #91-11
- "SUBDIVISION PLAN PREPARED FOR FISHEY PROPERTIES LLC" BY: DAVID W. VINCENT, LLS DATED: NOVEMBER 15, 2010 S.C.R.D. PLAN #102-029

PLAN REFERENCES (CONT'D):

- "LOT LINE ADJUSTMENT PLAN PREPARED FOR FISHEY PROPERTIES LLC" BY: DAVID W. VINCENT, LLS DATED: AUGUST 15, 2012 S.C.R.D. PLAN #104-050
- "LOT LINE ADJUSTMENT PLAN PREPARED FOR FISHEY PROPERTIES LLC AND JAMES M. & FLAINE O'DONNELL" BY: DAVID W. VINCENT, LLS DATED: MAY 15, 2013 S.C.R.D. PLAN #105-095
- "PERMANENT EASEMENT PLAN, NORMA BLARDEN" BY: HOTLE, TANNER & ASSOCIATES, INC. DATED: FEBRUARY, 2017 S.C.R.D. PLAN #113-27
- "BOUNDARY LINE ADJUSTMENT BETWEEN LENZ FAMILY 2009 REVOCABLE TRUST AND THE CARL J. BOODE REVOCABLE TRUST" BY: LAND TECH DATED: MARCH 2, 2022 S.C.R.D. PLAN #12699

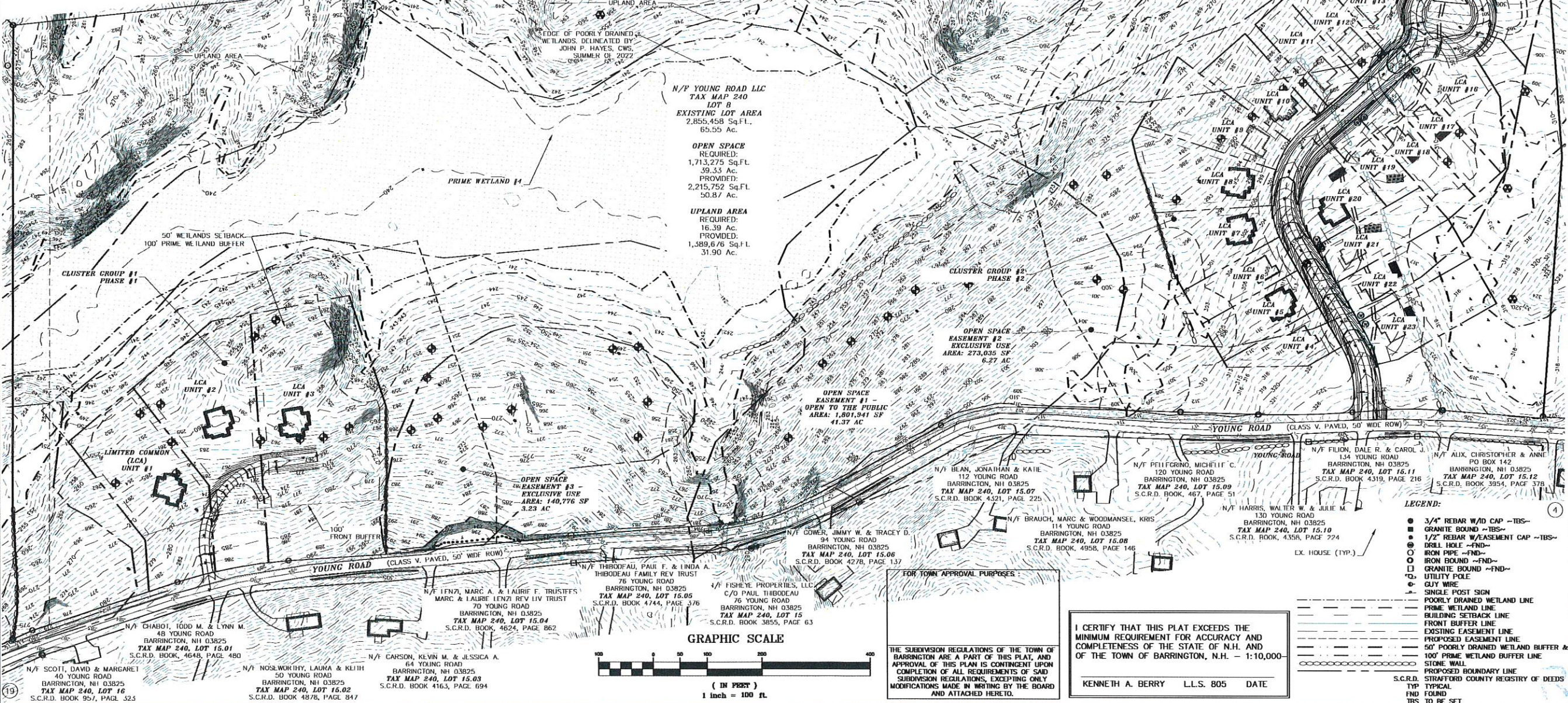
WETLAND NOTE:

WETLANDS WERE DELINEATED BY JOHN P. HAYES, CWS, IN THE SUMMER OF 2022 USING THE FOLLOWING CRITERIA:

- USACE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0. U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 2012.
- USACE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, ENVIRONMENTAL LABORATORY, 1987, WICKSBURG, MS.
- UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2018, FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2. L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.). USDA, NRI-18, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, 2019. LOWELL, MA.
- U.S. ARMY CORPS OF ENGINEERS 2019, NATIONAL WETLAND PLANT LIST, VERSION 3.3. [HTTP://WWW.TLPLANTS.USACE.ARMY.MIL/](http://www.tlplants.usace.army.mil/)



JOHN P. HAYES, CWS
N/F TOWN OF BARRINGTON
PO BOX 660
BARRINGTON, NH 03825
TAX MAP 240, LOT 18
BOOK 4735, PAGE 866



#5	REVISION	DATE	MODIFY PROJECT LAYOUT IN RESPONSE TO PB	DESCRIPTION
4-10-24				

CONSERVATION CLUSTER GROUP SUBDIVISION PLAN
FOR
PAUL THIBODEAU
LAND OF
YOUNG ROAD LLC
YOUNG ROAD
BARRINGTON, NH
TAX MAP 240, LOT B

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1" = 100 FT.
DATE: FEBRUARY 15, 2023
FILE NO.: DB 2022 - 109

N/F SCOTT, DAVID & MARGARET
40 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 16
S.C.R.D. BOOK 957, PAGE 323

N/F NOSEWORTHY, LAURA & KEITH
50 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.02
S.C.R.D. BOOK 4878, PAGE 847

N/F CARSON, KEVIN M. & JESSICA A.
64 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.03
S.C.R.D. BOOK 4163, PAGE 694

N/F THIBODEAU, PAUL F. & LINDA A.
THIBODEAU FAMILY REV TRUST
76 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.05
S.C.R.D. BOOK 4744, PAGE 376

N/F FISHBEY PROPERTIES, LLC
C/O PAUL THIBODEAU
70 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15
S.C.R.D. BOOK 3855, PAGE 63

N/F BEAN, JONAHAN & KATIE
112 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.07
S.C.R.D. BOOK 4321, PAGE 225

N/F BRAUCH, MARC & WOODMANSE, KRIS
114 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.08
S.C.R.D. BOOK 4958, PAGE 146

N/F PELLEGRI, MICHELE C.
120 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.09
S.C.R.D. BOOK 467, PAGE 51

N/F FILION, DALE R. & CAROL J.
134 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.11
S.C.R.D. BOOK 4319, PAGE 216

N/F ALIX, CHRISTOPHER & ANNIE
PO BOX 142
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.12
S.C.R.D. BOOK 3954, PAGE 378

N/F HARRIS, WALTER W. & JULIE M.
130 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.10
S.C.R.D. BOOK 4358, PAGE 224

N/F COWER, JIMMY W. & TRACEY D.
94 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.06
S.C.R.D. BOOK 4278, PAGE 137

N/F CHABOI, TODD M. & LYNN M.
48 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.01
S.C.R.D. BOOK 4648, PAGE 480

N/F LENZ, MARC A. & LAURIE F. TRUSTEES
MARC & LAURIE LENZ REV LIV TRUST
70 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.04
S.C.R.D. BOOK 4624, PAGE 862

N/F FISHBEY PROPERTIES, LLC
C/O PAUL THIBODEAU
70 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15
S.C.R.D. BOOK 3855, PAGE 63

N/F PELLEGRI, MICHELE C.
120 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.09
S.C.R.D. BOOK 467, PAGE 51

N/F FILION, DALE R. & CAROL J.
134 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.11
S.C.R.D. BOOK 4319, PAGE 216

N/F ALIX, CHRISTOPHER & ANNIE
PO BOX 142
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.12
S.C.R.D. BOOK 3954, PAGE 378

N/F HARRIS, WALTER W. & JULIE M.
130 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.10
S.C.R.D. BOOK 4358, PAGE 224

N/F COWER, JIMMY W. & TRACEY D.
94 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.06
S.C.R.D. BOOK 4278, PAGE 137

N/F CHABOI, TODD M. & LYNN M.
48 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.01
S.C.R.D. BOOK 4648, PAGE 480

N/F LENZ, MARC A. & LAURIE F. TRUSTEES
MARC & LAURIE LENZ REV LIV TRUST
70 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.04
S.C.R.D. BOOK 4624, PAGE 862

N/F FISHBEY PROPERTIES, LLC
C/O PAUL THIBODEAU
70 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15
S.C.R.D. BOOK 3855, PAGE 63

N/F PELLEGRI, MICHELE C.
120 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.09
S.C.R.D. BOOK 467, PAGE 51

N/F FILION, DALE R. & CAROL J.
134 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.11
S.C.R.D. BOOK 4319, PAGE 216

N/F ALIX, CHRISTOPHER & ANNIE
PO BOX 142
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.12
S.C.R.D. BOOK 3954, PAGE 378

N/F HARRIS, WALTER W. & JULIE M.
130 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.10
S.C.R.D. BOOK 4358, PAGE 224

N/F COWER, JIMMY W. & TRACEY D.
94 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.06
S.C.R.D. BOOK 4278, PAGE 137

N/F CHABOI, TODD M. & LYNN M.
48 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.01
S.C.R.D. BOOK 4648, PAGE 480

N/F LENZ, MARC A. & LAURIE F. TRUSTEES
MARC & LAURIE LENZ REV LIV TRUST
70 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.04
S.C.R.D. BOOK 4624, PAGE 862

N/F FISHBEY PROPERTIES, LLC
C/O PAUL THIBODEAU
70 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15
S.C.R.D. BOOK 3855, PAGE 63

N/F PELLEGRI, MICHELE C.
120 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.09
S.C.R.D. BOOK 467, PAGE 51

N/F FILION, DALE R. & CAROL J.
134 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.11
S.C.R.D. BOOK 4319, PAGE 216

N/F ALIX, CHRISTOPHER & ANNIE
PO BOX 142
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.12
S.C.R.D. BOOK 3954, PAGE 378

N/F HARRIS, WALTER W. & JULIE M.
130 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.10
S.C.R.D. BOOK 4358, PAGE 224

N/F COWER, JIMMY W. & TRACEY D.
94 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.06
S.C.R.D. BOOK 4278, PAGE 137

N/F CHABOI, TODD M. & LYNN M.
48 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.01
S.C.R.D. BOOK 4648, PAGE 480

N/F LENZ, MARC A. & LAURIE F. TRUSTEES
MARC & LAURIE LENZ REV LIV TRUST
70 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.04
S.C.R.D. BOOK 4624, PAGE 862

N/F FISHBEY PROPERTIES, LLC
C/O PAUL THIBODEAU
70 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15
S.C.R.D. BOOK 3855, PAGE 63

N/F PELLEGRI, MICHELE C.
120 YOUNG ROAD
BARRINGTON, NH 03825
TAX MAP 240, LOT 15.09
S.C.R.D. BOOK 467, PAGE 51

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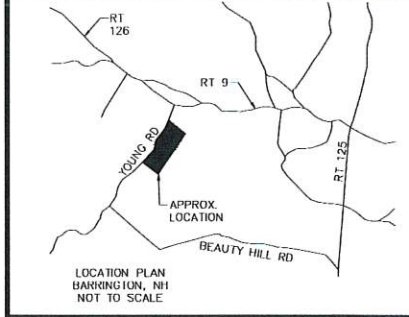
N/F ALIX, CHRISTOPHER & ANNIE
PO BOX 142
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S.C.R.D. BOOK 3954, PAGE 378

WETLAND NOTE:

- WETLANDS WERE DELINEATED BY JOHN P. HAYES, CWS, IN THE SUMMER OF 2022 USING THE FOLLOWING CRITERIA:
1. USACE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION, VERSION 2.0. U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 2012, WICKSBURG, MS.
 2. USACE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, ENVIRONMENTAL LABORATORY, 1987, WICKSBURG, MS.
 3. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2018, FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2. L.M. VASLAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.), USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
 4. NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, 2019, LOWELL, MA.
 5. U.S. ARMY CORPS OF ENGINEERS 2019, NATIONAL WETLAND PLANT LIST, VERSION 3.3. <https://wetland-plants.usace.army.mil/>



JOHN P. HAYES, CWS



YES:

- 1.) OWNER: YOUNG ROAD LLC
76 YOUNG ROAD
BARRINGTON, NH 03825
 - 1A.) APPLICANT: PAUL THIBODEAU
76 YOUNG ROAD
BARRINGTON, NH 03825
 - 2.) TAX MAP 240, LOT B
 - 3.) LOT AREA: 2,855,458 Sq.Ft., 65.55 Ac.
 - 4.) S.C.R.D. BOOK 5103, PAGE 080
 - 5.) ZONING: NR - NEIGHBORHOOD RESIDENTIAL
FRONTAGE ~ 200.0'
MINIMUM LOT SIZE ~ 80,000 Sq. Ft.
FRONT SETBACK ~ 40.0'
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 30.0'
WETLAND SETBACK ~ 50.0' IF OVER 3,000 Sq. Ft.
PRIME WETLAND BUFFER ~ 100.0'
MAX. BUILDING HEIGHT ~ 35.0'
MAX. LOT COVERAGE ~ 40%
- OPEN SPACE CONSERVATION SUBDIVISION
MINIMUM LOT SIZE ~ 70,000 Sq. Ft. (NOT APPLICABLE FOR CLUSTER GROUPS)
LOT WIDTH AT FRONT SETBACK ~ 75.0' (NOT APPLICABLE FOR CLUSTER GROUPS)
PERMETER BUFFER ~ 100.0'
SIDE SETBACK ~ 20.0' (NOT APPLICABLE FOR CLUSTER GROUPS)
REAR SETBACK ~ 20.0' (NOT APPLICABLE FOR CLUSTER GROUPS)
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330178, MAP# -33017C02850, DATED: MAY 17, 2005.
 - 7.) VERTICAL DATUM BASED ON NAVD83 ELEVATIONS, HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRK7 SURVEY GRADE GPS RECEIVERS
 - 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN OCTOBER OF 2022, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.
 - 9.) SEE THE NOTES PAGE FOR ADDITIONAL INFORMATION TO BE RECORDED HEREFORTH.
 - 10.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF TAX MAP 240, LOT B, AS SHOWN, INTO 23 LIMITED COMMON AREAS, IN TWO CLUSTER GROUPS. THIS IS A MULTI SHEET PLAN SET. SHEETS XXXX IS THE CONDOMINIUM SUBDIVISION SHEET, SHEETS XXXXX ARE THE EASEMENT SHEETS, BOTH ARE TO BE RECORDED. SHEETS XXXX SHOW TOPOGRAPHY WITH THE REMAINING SHEETS PROVIDING ENGINEERING DETAIL FOR CONSTRUCTION PURPOSES. THE ENTIRE PLAN SET CAN BE FOUND AT THE OFFICE OF BERRY SURVEYING & ENGINEERING AND AT THE TOWN OF BARRINGTON PLANNING OFFICE.
 - 11.) THERE WERE NO OBSERVED CEMETERIES OBSERVED ON THE PARCEL AS OF THE DATE OF THE FIELD WORK.

LEGEND:

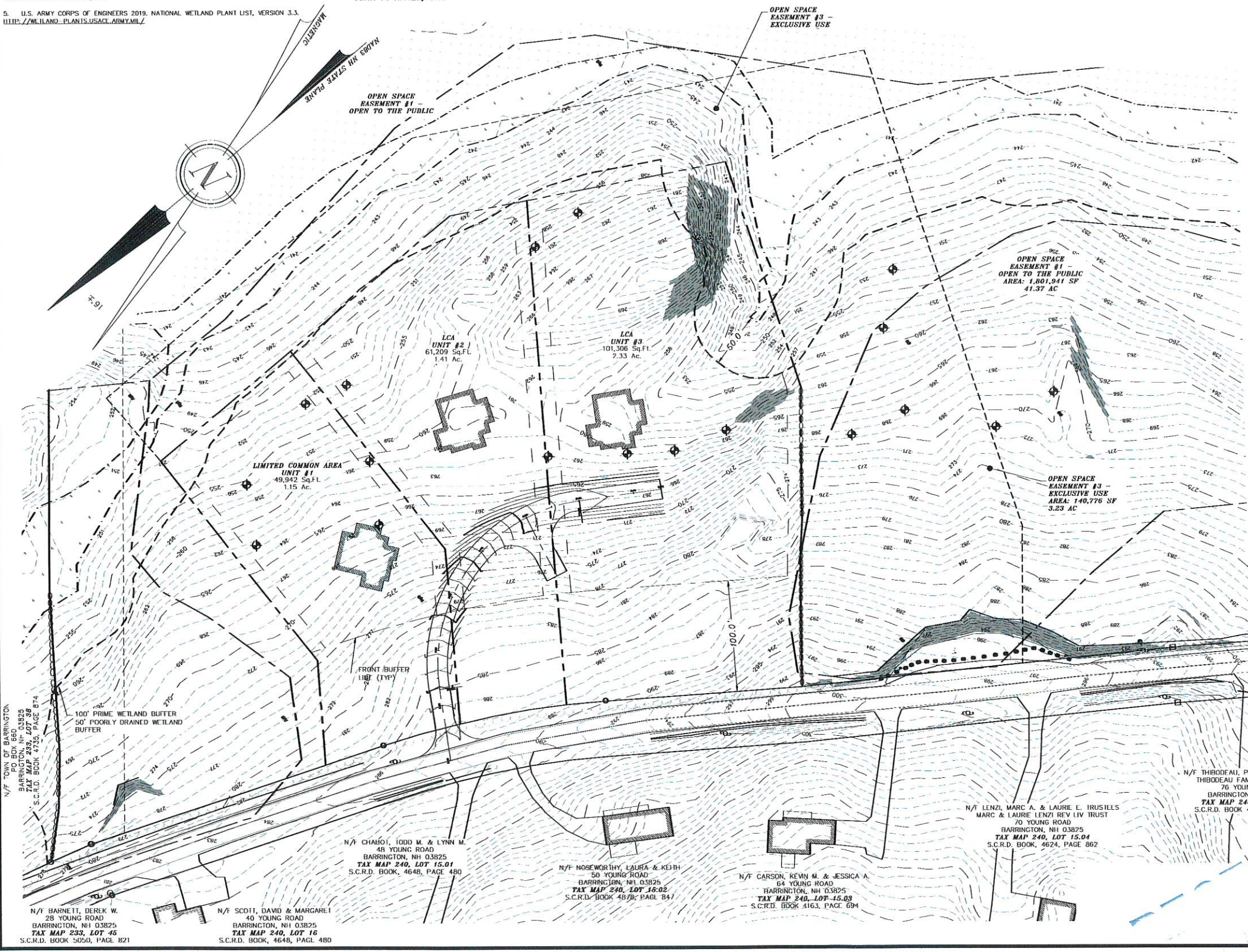
- 3/4" REBAR W/D CAP ~TBS~
- GRANITE BOUND ~TBS~
- 1/2" REBAR W/EASEMENT CAP ~TBS~
- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- GRANITE BOUND ~FND~
- UTILITY POLE
- GUY WIRE
- ▲ SINGLE POST SIGN
- POORLY DRAINED WETLAND LINE
- PRIME WETLAND LINE
- BUILDING SETBACK LINE
- FRONT BUFFER LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- 50' POORLY DRAINED WETLAND BUFFER & 100' PRIME WETLAND BUFFER LINE
- STONE WALL
- PROPOSED BOUNDARY LINE
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- 11P TYPICAL
- FND FOUND
- TBS TO BE SET

FOR TOWN APPROVAL PURPOSES:

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.

I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON, N.H. - 1:10,000

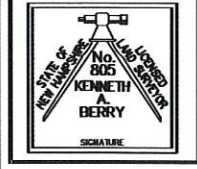
KENNETH A. BERRY L.L.S. 805 DATE



CONSERVATION CONDOMINIUM SUBDIVISION PLAN DETAIL
CLUSTER GROUP # (TOPOGRAPHY)

FOR
PAUL THIBODEAU
LAND OF
YOUNG ROAD LLC
YOUNG ROAD
BARRINGTON, NH
TAX MAP 240, LOT B

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603) 332-2863
SCALE: 1 IN. EQUALS 50 FT.
DATE: FEBRUARY 15, 2023
FILE NO.: DB 2022 - 109



SHEET ## OF ##

RECEIVED
LAND USE OFFICE
2/22/2023

WETLAND NOTE:

WETLANDS WERE DELINEATED BY JOHN P. HAYES, CWS, IN THE SUMMER OF 2022 USING THE FOLLOWING CRITERIA:

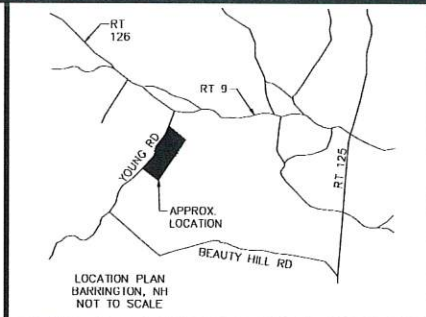
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5. U.S. ARMY CORPS OF ENGINEERS 2019, NATIONAL WETLAND PLANT LIST, VERSION 3.3. <https://wetland.plantlist.usace.army.mil/>



N/F YOUNG ROAD LLC
TAX MAP 240
LOT 8
EXISTING LOT AREA
 2,855,458 Sq.Ft.,
 65.55 Ac.

OPEN SPACE
REQUIRED:
 1,713,275 Sq.Ft.
 39.33 Ac.
PROVIDED:
 2,715,752 Sq.Ft.
 50.87 Ac.

UPLAND AREA
REQUIRED:
 16.39 Ac.
PROVIDED:
 1,389,676 Sq.Ft.
 31.90 Ac.



- TES:**
- 1.) OWNER: YOUNG ROAD LLC
76 YOUNG ROAD
BARRINGTON, NH 03825
 - 1A.) APPLICANT: PAUL THIBODEAU
76 YOUNG ROAD
BARRINGTON, NH 03825
 - 2.) TAX MAP 240, LOT 8
 - 3.) LOT AREA: 2,855,458 Sq.Ft., 65.55 Ac.
 - 4.) S.C.R.D. BOOK 5103, PAGE 080
 - 5.) ZONING: NR - NEIGHBORHOOD RESIDENTIAL
FRONTAGE ~ 200.0'
MINIMUM LOT SIZE ~ 80,000 Sq. Ft.
FRONT SETBACK ~ 40.0'
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 30.0'
WETLAND SETBACK ~ 50.0' IF OVER 3,000 Sq. Ft.
PRIME WETLAND BUFFER ~ 100.0'
MAX. BUILDING HEIGHT ~ 35.0'
MAX. LOT COVERAGE ~ 40%
- OPEN SPACE CONSERVATION SUBDIVISION**
 MINIMUM LOT SIZE ~ 20,000 Sq. Ft. (NOT APPLICABLE FOR CLUSTER GROUPS)
- LOT WIDTH AT FRONT SETBACK ~ 75.0' (NOT APPLICABLE FOR CLUSTER GROUPS)**
PERIMETER BUFFER ~ 100.0'
SIDE SETBACK ~ 20.0' (NOT APPLICABLE FOR CLUSTER GROUPS)
REAR SETBACK ~ 20.0' (NOT APPLICABLE FOR CLUSTER GROUPS)

- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY # -330178, MAP # - 33017C02850, DATED: MAY 17, 2005.
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- 8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN OCTOBER OF 2022, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.
- 9.) SEE THE NOTES PAGE FOR ADDITIONAL INFORMATION TO BE RECORDED HEREWITH.
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- 11.) THERE WERE NO OBSERVED CEMETERIES OBSERVED ON THE PARCEL AS OF THE DATE OF THE FIELD WORK.

LEGEND:

- 3/4" REBAR W/D CAP ~TBS~
- GRANITE BOUND ~TBS~
- 1/2" REBAR W/EASEMENT CAP ~TBS~
- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- GRANITE BOUND ~FND~
- UTILITY POLE
- GUY WIRE
- SINGLE POST SIGN
- POORLY DRAINED WETLAND LINE
- PRIME WETLAND LINE
- BUILDING SETBACK LINE
- FRONT BUFFER LINE
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- PROPOSED EASEMENT LINE
- 50' POORLY DRAINED WETLAND BUFFER & 100' PRIME WETLAND BUFFER LINE
- STONE WALL
- PROPOSED BOUNDARY LINE
- STRATFORD COUNTY REGISTRY OF DEEDS
- TYP TYPICAL
- FND FOUND
- TBS TO BE SET

FOR TOWN APPROVAL PURPOSES:

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KENNETH A. BERRY L.L.S. 805 DATE

#	REVISION	DATE	DESCRIPTION
1	4-10-24		MODIFY PROJECT LAYOUT IN RESPONSE TO PB

FOR
 PAUL THIBODEAU
 LAND OF
 YOUNG ROAD LLC
 YOUNG ROAD
 BARRINGTON, NH
TAX MAP 240, LOT 8

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE: 1 IN. EQUALS 50 FT.
 DATE: FEBRUARY 15, 2023
 FILE NO.: DB 2022 - 109



N/F PELLEGRINO, MICHELLE C.
 120 YOUNG ROAD
 BARRINGTON, NH 03825
TAX MAP 240, LOT 15.09
 S.C.R.D. BOOK, 467, PAGE 51

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 S.C.R.D. BOOK, 4358, PAGE 224

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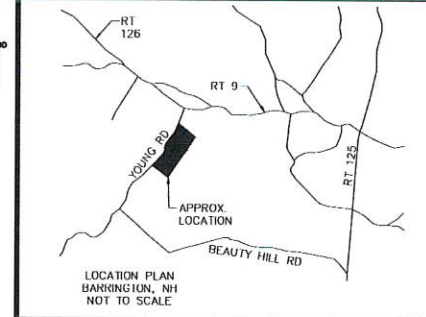
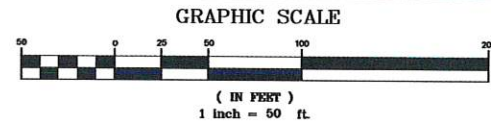
N/F ALIX, CHRISTOPHER & ANNE
 PO BOX 142
 BARRINGTON, NH 03825
TAX MAP 240, LOT 15.12
 S.C.R.D. BOOK 3954, PAGE 378

N/F CAVERLY, ROBERT & ELIZABETH
 150 YOUNG ROAD
 BARRINGTON, NH 03825
TAX MAP 240, LOT 13.1
 S.C.R.D. BOOK 4002, PAGE 437

WETLAND NOTE:

WETLANDS WERE DELINEATED BY JOHN P. HAYES, CHS, IN THE SUMMER OF 2022 USING THE FOLLOWING CRITERIA:

- USACE, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION, VERSION 2.0, U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, 2012, VICKSBURG, MS.
- USACE, CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, ENVIRONMENTAL LABORATORY, 1987, VICKSBURG, MS.
- UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2018, FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 6.2, L.M. VASILAS, G.W. HURT, AND J.F. BERKOWITZ (EDS.), USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, 2019, LOWELL, MA.
- U.S. ARMY CORPS OF ENGINEERS 2019, NATIONAL WETLAND PLANT LIST, VERSION 3.3, [HTTP://WETLAND_PLANTS.USACE.ARMY.MIL/](http://wetland.plants.usace.army.mil/)



TIES:

- OWNER: YOUNG ROAD LLC
76 YOUNG ROAD
BARRINGTON, NH 03825
- APPLICANT: PAUL THIBODEAU
76 YOUNG ROAD
BARRINGTON, NH 03825
- TAX MAP 240, LOT 8
- LOT AREA: 2,855,458 Sq.Ft., 65.55 Ac.
- S.C.R.D. BOOK 5103, PAGE 080
- ZONING: NR - NEIGHBORHOOD RESIDENTIAL
FRONTAGE ~ 200.0'
MINIMUM LOT SIZE ~ 80,000 Sq. Ft.
FRONT SETBACK ~ 40.0'
REAR SETBACK ~ 30.0'
SIDE SETBACK ~ 30.0'
WETLAND SETBACK ~ 50.0' IF OVER 3,000 Sq. Ft.
PRIME WETLAND BUFFER ~ 100.0'
MAX. BUILDING HEIGHT ~ 35.0'
MAX. LOT COVERAGE ~ 40%

OPEN SPACE CONSERVATION SUBDIVISION
MINIMUM LOT SIZE ~ 20,000 Sq. Ft. (NOT APPLICABLE FOR CLUSTER GROUPS)
LOT WIDTH AT FRONT SETBACK ~ 75.0' (NOT APPLICABLE FOR CLUSTER GROUPS)
PERIMETER BUFFER ~ 100.0'
SIDE SETBACK ~ 20.0' (NOT APPLICABLE FOR CLUSTER GROUPS)
REAR SETBACK ~ 20.0' (NOT APPLICABLE FOR CLUSTER GROUPS)

- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY # -330178, MAP # -33017C0285D, DATED: MAY 17, 2005.
- VERTICAL DATUM BASED ON NAVD83 ELEVATIONS, HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING CARLSON BRX7 SURVEY GRADE GPS RECEIVERS
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PLUMMED BY THIS OFFICE, IN OCTOBER OF 2022, WITH AN ERROR OF CLOSURE OF BETTER THAN 1 PART IN 10,000.
- SEE THE NOTES PAGE FOR ADDITIONAL INFORMATION TO BE RECORDED HERewith.
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF TAX MAP 240, LOT 8, AS SHOWN, INTO 23 LIMITED COMMON AREAS, IN TWO CLUSTER GROUPS. THIS IS A MULTI SHEET PLAN SET. SHEETS xxxx IS THE CONDOMINIUM SUBDIVISION SHEET, SHEETS xxxxx ARE THE EASEMENT SHEETS, BOTH ARE TO BE RECORDED. SHEETS xxxxx SHOW TOPOGRAPHY WITH THE REMAINING SHEETS PROVIDING ENGINEERING DETAIL FOR CONSTRUCTION PURPOSES. THE ENTIRE PLAN SET CAN BE FOUND AT THE OFFICE OF BERRY SURVEYING & ENGINEERING AND AT THE TOWN OF BARRINGTON PLANNING OFFICE.
- THERE WERE NO OBSERVED CEMETERIES OBSERVED ON THE PARCEL AS OF THE DATE OF THE FIELD WORK.

LEGEND:

- 3/4" REBAR W/D CAP ~TBS~
- GRANITE BOUND ~TBS~
- 1/2" REBAR W/EASEMENT CAP ~TBS~
- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- GRANITE BOUND ~FND~
- UTILITY POLE
- CLY WIRE
- SINGLE POST SIGN
- POORLY DRAINED WETLAND LINE
- PRIME WETLAND LINE
- BUILDING SETBACK LINE
- FRONT BUFFER LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- 50' POORLY DRAINED WETLAND BUFFER & 100' PRIME WETLAND BUFFER LINE
- STONE WALL
- PROPOSED BOUNDARY LINE
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- 1YP TYPICAL
- FND FOUND
- TBS TO BE SET

FOR TOWN APPROVAL PURPOSES:

RECEIVED
APR 22 2023

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.

I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON, N.H. - 1:10,000

KENNETH A. BERRY L.L.S. 805 DATE



**N/F YOUNG ROAD LLC
TAX MAP 240
LOT 8
EXISTING LOT AREA
2,855,458 Sq.Ft.,
65.55 Ac.**

**OPEN SPACE
REQUIRED:
1,713,275 Sq.Ft.,
39.33 Ac.
PROVIDED:
2,215,752 Sq.Ft.,
50.87 Ac.**

**UPLAND AREA
REQUIRED:
16.39 Ac.
PROVIDED:
1,389,676 Sq.Ft.,
31.90 Ac.**

CONSERVATION CONDOMINIUM SUBDIVISION PLAN DETAIL
CLUSTER GROUP #2 (TOPOGRAPHY)

FOR
LAND OF
PAUL THIBODEAU
YOUNG ROAD LLC
YOUNG ROAD
BARRINGTON, NH
TAX MAP 240, LOT 8

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

DATE: FEBRUARY 15, 2023
FILE NO.: DB 2022 - 109

