



Town of Barrington
 PO Box 660/333 Calef Hwy
 Barrington, NH 03825
www.barrington.nh.gov
 (603) 664-5183

APPLICATION FOR CLASS VI/PRIVATE ROAD BUILDING PERMIT

OWNER INFORMATION	
<i>Please include a separate e-mail address for each owner to avoid processing delays.</i>	
Name: <u>Joseph Kuchman</u>	Address: <u>215 Scruton Pond</u>
Phone: <u>603-948-5708</u>	E-Mail: <u>Joseph.Kuchman@gmail.com</u>
Name:	Address:
Phone:	E-Mail:

PROPERTY & ASSOCIATION DETAILS	
Address/Road: <u>42 Castle Rock Rd</u>	Map/Lot/Sublot: <u>22472</u>
Ownership Deed: Book: <u>5075</u> Page: <u>502</u>	Road Classification: <input type="checkbox"/> Class VI Rd or <input checked="" type="checkbox"/> Private Rd
Is There a Road Association: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Are You a Member? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Road Association & Contact: <u>Castle Rock Road Association</u>	
Association Email: <u>CastleroadNH@gmail.com</u>	Association Phone:

PROJECT NARRATIVE
<i>Describe additional details of the building project.</i>
<u>Existing home is 24x61 making smaller to 24x48 1152 SF</u>
<input checked="" type="checkbox"/> Copy of Building Permit Application Attached - Required

PERMIT CATEGORY		
<i>Review the Class VI/Private Road Building Policy at www.barrington.nh.gov/classviprateroadbuildingpolicy to apply the correct requirements to your project. Use the checkboxes to indicate completed/attached information.</i>		
<input type="checkbox"/> Category 1 <input type="checkbox"/> Class VI & Private Road Building Policy Application <input checked="" type="checkbox"/> Municipal Disclaimer of Maintenance and Liability <ul style="list-style-type: none"> Generated by Town staff upon receipt of completed application Recording required by applicant after approval and prior to issuance of permit 	<input checked="" type="checkbox"/> Category 2 <i>Category 1 requirements and:</i> <ul style="list-style-type: none"> Planning Board Review and Comment Select Board Decision – Consent Agenda 	<input type="checkbox"/> Category 3 <i>Category 1 requirements and:</i> <ul style="list-style-type: none"> <input type="checkbox"/> Detailed Property Map <input type="checkbox"/> Road Improvements <ul style="list-style-type: none"> <input type="checkbox"/> Option 1 or <input type="checkbox"/> Option 2 <input type="checkbox"/> Road Maintenance Agreement <ul style="list-style-type: none"> Permit and Bond for Improvements (if applicable per Select Board decision) Department Head Recommendations Planning Board Review and Comment Select Board Public Hearing and Decision Application Fee (if approved, plus building permit fee)
<input type="checkbox"/> Waiver Requested (see policy requirements, include waiver narrative on a separate sheet)		

Applicant Signature: <u>[Signature]</u>	Date: <u>2/27/23</u>
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FOR ADMINISTRATIVE USE ONLY

Received Date: 3/11/2023	Staff Initials: ZP
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APPLICATION REVIEW	
<input checked="" type="checkbox"/> Correct Category	<input checked="" type="checkbox"/> Map Meets Requirements
<input checked="" type="checkbox"/> Road Improvement Details	<input type="checkbox"/> Missing Information – Applicant Notified <i>N/A</i>

ANTICIPATED TIMELINE	
DATE	<i>If not applicable, please use N/A</i>
<i>N/A</i>	Application Reviewed and Sent to Department Heads (<i>as soon as possible upon receipt</i>)
<i>N/A</i>	Department Head Recommendations Due (<i>minimum 1 week following email to Department Heads</i>)
<i>3/17/23</i>	Planning Board Review (<i>Department Head recommendations, if applicable, must be provided to Planning Department no less than 1 week prior to next meeting. Schedule for next meeting following 1 full week.</i>)
	Select Board Public Hearing or Consent Agenda (<i>minimum 1 week following Planning Board memo receipt</i>)

COMPLETION DATES	
DATE	<i>If not applicable, please use N/A</i>
	Abutter's List Created (<i>upon receipt</i>)
	Police Recommendations Received
	Fire Recommendations Received
	Road Agent Recommendations Received
	Share Department Heads Feedback with Property Owner
	Planning Board Recommendations Received
	Public Hearing Notice for Select Board Meeting Sent to Abutters (<i>minimum 1 week prior to meeting</i>)
	Waiver Signed by Select Board Chair or Designee
	Recorded Waiver Book: _____ Page: _____
	Recorded Road Maintenance Agreement Book: _____ Page: _____
	Permit Issued
	Department Head Sign-Off on Road Improvements
	Building Inspector Verification Conditions of Approval are Met
	Certificate of Occupancy Issued

ATTACHMENTS	
<i>Provide a copy of the following to the applicant for their review.</i>	
<ul style="list-style-type: none"> • Sample Agreement and Release Regarding Building Permit for Property Abutting a Private/Class VI Road • Class VI/Private Road Policy – updated 2/14/2022 	

TOWN OF BARRINGTON, NEW HAMPSHIRE
Agreement and Release Regarding
Building Permit for Property Abutting a Private/Class VI Road

NOW COME Joseph Kuchman

(Hereinafter referred to jointly or severally as "owner") with a residential address of
215 Scruton Pond Road, Barrington, NH 03825, and

The Town of Barrington, New Hampshire (hereinafter referred to as "town"), a municipal corporation existing under the laws of the State of New Hampshire with an address of 4 Signature Drive, and agree as follows:

WHEREAS, owner owns certain real property (Tax Map 224, Lot 72 Plot) which abuts Castle Rock Road, conveyed to said owner by a Deed recorded at Book 5075, Page 562 at the Strafford County Registry of Deeds: and

WHEREAS, the relevant portion of said Castle Rock Road upon which owner's real property fronts is a private/Class VI road that has not been approved by the Barrington Planning Board, so that the owner's property is therefore subject to the building restrictions imposed under RSA 674:41;

NOW THEREFORE, the town and owner on behalf of themselves, their heirs, legal representatives, successors and assigns, covenant and agree as follows:

1. The town shall allow owner a building permit to construct a single family residence on the property identified above subject to the terms and conditions of a building permit to be issued by the town and the Policy of the Board of Selectmen Regarding Construction on Class VI and Private Roads as amended on July 20, 2015.
2. The parties understand and agree that town assumes no responsibility for maintenance, including but not limited to snowplowing, of said Castle Rock Road, and no liability for any damages arising from the use of said road.
3. Owner agrees to be responsible for maintaining access to the subject property and does hereby forever release and discharge the town, its officers, agents and employees: (1) from the obligation of maintaining said Castle Rock Road; and (2) from any loss, damage, claim or expense of any kind or nature whatsoever arising directly or indirectly from the condition of said road, including but not limited to any loss damage, claim or expense arising from failure to provide any municipal services such as police, fire and ambulance services.
4. Owner hereby assumes responsibility for transporting any children who may now or in the future reside on the property to the nearest regular school bus stop.
5. The parties understand and agree that this Agreement and Release shall be recorded at the Strafford County Registry of Deeds before the building permit is issued, as required under RSA 674:41, I (c)(3).
6. The owner(s) agree to stipulate and pass this Agreement at any transfer of this property.

Witness Print Name
(not needed if e-signed)

Owner Print Name

Witness Sign/Date
(not needed if e-signed)

Owner Signature/Date

Witness Print Name
(not needed if e-signed)

Owner Print Name

Witness Sign/Date
(not needed if e-signed)

Owner Signature/Date

TOWN OF Barrington

Witness Print Name
(not needed if e-signed)

By: _____
Select person, Chair or Vice Chair

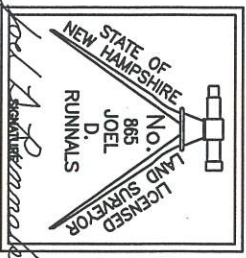
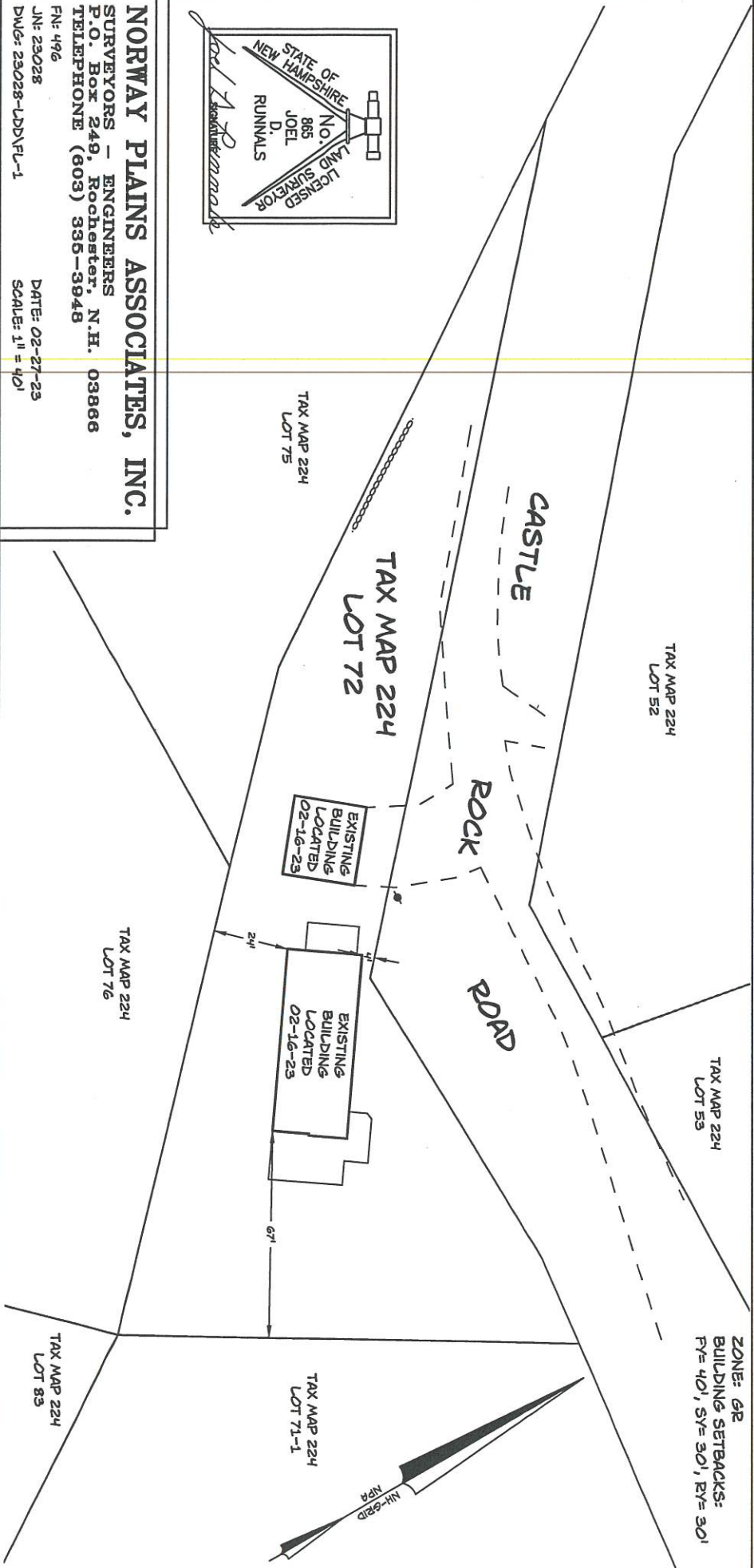
Witness Sign/Date
(not needed if e-signed)

Select person Signature/Date

FOUNDATION LOCATION PLAN

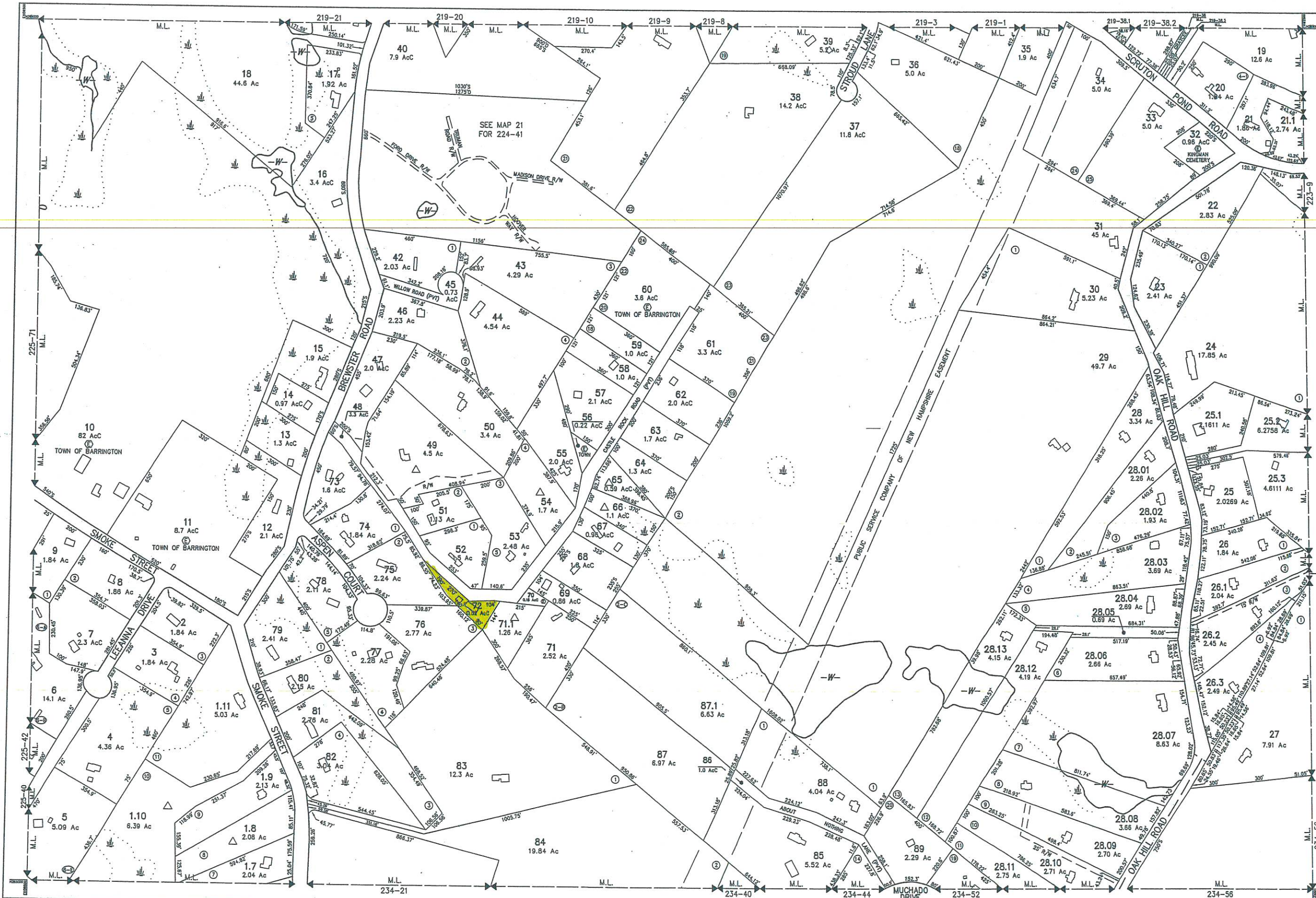
PROPERTY LINES ARE PER TOWN OF BARRINGTON GIS AND HAVE NOT BEEN SURVEYED BY NORWAY PLAINS ASSOCIATES, INC.
LOCATION: #2 CASTLE ROCK ROAD, BARRINGTON, NH OWNER OF RECORD: JOSEPH RICHMAN S.C.R.D. BOOK 5075, PAGE 562 TAX MAP 224, LOT 72

ZONE: GR
BUILDING SETBACKS:
FY= 40', SY= 30', RY= 30'



NORWAY PLAINS ASSOCIATES, INC.
SURVEYORS - ENGINEERS
P.O. Box 249, Rochester, N.H. 03866
TELEPHONE (603) 335-3948
FN: 496
JN: 23028
DWG: 23028-LDD\PL-1

DATE: 02-27-23
SCALE: 1" = 40'



THIS MAP IS FOR ASSESSMENT AND PLANNING PURPOSES ONLY. IT IS NOT TO BE USED FOR DESCRIPTION, CONVEYANCE, OR DETERMINATION OF LEGAL TITLE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

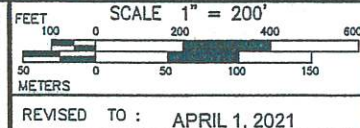
PHOTOGRAPHY DATE: APRIL 25, 2003 COMPLETION DATE: NOVEMBER 2003



AREA SURVEYED Ac
 AREA CALCULATED Ac
 RECORDED DIMENSION 100'
 SCALED DIMENSION 100'S
 MATCH LINE M.L.
 WATER W

LEGEND

EXEMPT PROPERTY (E)
 SUBDIVISION LOT NO. (L)
 BUILDING (B)
 RIGHT OF WAY/ACCESS (R/W)
 COMMON OWNERSHIP (C)
 WETLANDS (W)



PROPERTY MAPS

BARRINGTON

NEW HAMPSHIRE

INDEX DIAGRAM

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225	223	
233	234	235

MAP NO

224



Major Building Permit Application

Town of Barrington, New Hampshire
 Building Department
 P.O. Box 660, Barrington, NH
 Telephone: (603) 664-5183

Issue Date: _____
 Permit #: _____
 (This area for office use only)

Map # 224
 Lot # 72
 Block # _____
 Zoning GR

Location of Construction (Address): 42 Castle Rock Rd Barrington NH 03825
 Property Owner: Joseph Kuchman Home Phone: _____
 Mailing Address: 215 Scruton Pond Rd Cell Phone: 603-948-5708
 City: Barrington State: NH Zip Code: 03825 Daytime Phone: _____
 Email Address: Josephkuchman@gmail.com

Contractor: Joseph Kuchman Phone: 603 948 5708
 Mailing Address: 215 Scruton Cell #: _____
 City: Barrington State: NH Zip Code: 03825
 Email Address: _____

Cost of Construction: 200,000 Building Inspectors Estimated Cost of Construction: _____
 Permit Fee: \$1700 Permit fee is based on \$8.50 per \$1,000.00 of Construction Cost (\$50.00 Minimum)
 AND \$25 flat application fee, \$50 electric permit fee, \$50 plumbing permit fee, \$50 mechanical permit fee.

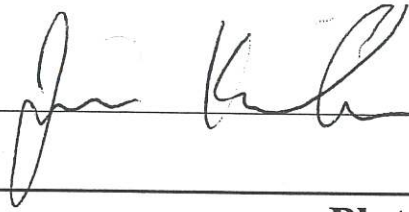
Proposed Construction is for: (check only one)

<input type="checkbox"/> New Single-Family Dwelling	<input type="checkbox"/> New Commercial Structure
<input type="checkbox"/> New Two-Family Home	<input type="checkbox"/> Commercial Addition
<input type="checkbox"/> New Multi-Family Dwelling	<input type="checkbox"/> Commercial Alteration
<input type="checkbox"/> Replacement / New Mobile Home	<input checked="" type="checkbox"/> Other: <u>Replace existing structure with ranch home</u>

Description of work to be performed: new foundation NH Structure all new wiring, plumbing, Heating, Siding,
 Proposed Use: Residential use

Property & Setback Information			
Setbacks from Lot Line to Construction:		Subsurface Disposal Information:	Total Square Footage of Proposed Building: <u>1152</u>
Front: <u>4</u>	Right: <u>67</u>	Septic System Design Approval Number: _____	Site Located In "Special Flood Hazard Area": Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Rear: <u>24</u>	Left: _____		Site Located In Shoreland Protection Zone: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Lot Size: <u>.052 AC</u>		If Using Existing System, Is Design More Than 20 Yrs. Old: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Subdivision Approval # _____
			Subdivision Name: _____
			Site Plan Approval: Yes <input type="checkbox"/> No <input type="checkbox"/>

Applicant Signature: _____



Date: _____

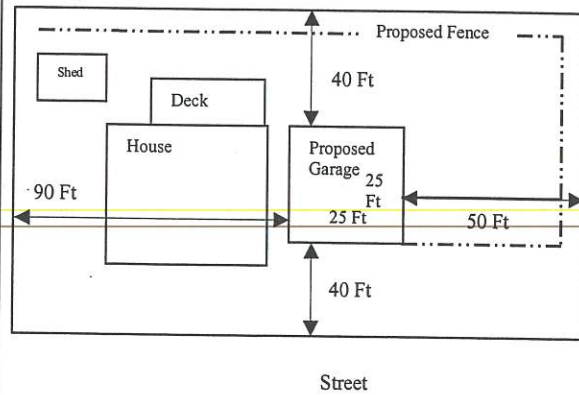
2/27/23

Plot Plan

Instructions:

- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.
- 5) Show Location of Septic Tank & Leach Field.
- 6) Show Location of all Wetlands, Rivers, Streams, Lakes and Ponds

Sample Plan:



See attached plan, same location as existing Building

Applicant Signature: _____

Date: _____

ATTACHMENTS AND SUBMITTALS REQUIRED AT THE TIME OF APPLICATION			
For Residential 1 and 2 Family		For Commercial or Multi-unit Residential	
Site Plan	<input type="checkbox"/>	Site Plan Approval – Site Plans Must be Certified Prior to Issuance of Building Permits.	<input type="checkbox"/>
Driveway Permit [Contact: Highway Dept. (603) 664-5379]	<input type="checkbox"/>	Driveway Permit [Contact: Highway Dept. (603) 664-2241]	<input type="checkbox"/>
N.H. Approved Septic Design	<input type="checkbox"/>	N.H. Approved Septic Design	<input type="checkbox"/>
Approved Shoreland Protection Permit From NH-DES [If Applicable]	<input type="checkbox"/>	Approved Shoreland Protection Permit From NH-DES [If Applicable]	<input type="checkbox"/>
Two (2) full sets of building plans	<input type="checkbox"/>	Three (3) full sets of plans [Stamped When Required by RSA 310 -A]	<input type="checkbox"/>
P.U. C. Prescriptive Compliance Application or Res Check Compliance Application.	<input type="checkbox"/>	Letter of Energy Compliance From Design Prof. [May Use Residential Compliance Options to a Maximum building size of 4000 Square Feet]	<input type="checkbox"/>
All Precedent Conditions of the Notice of Decision that was Approved by the Planning Board are met.	<input type="checkbox"/>	Statement of Special Inspection [IBC Section 1705] [If Applicable]	<input type="checkbox"/>

Please be advised, the order of inspections, for the **Building Inspector Only**, are as follows:

1. Reinforcing Steel Prior to Placement of Concrete.
2. Foundation / Pier Depth & Drainage
3. Rough Framing
4. Insulation & Penetration firestop
5. Drywall Installation (Fire Rated Assemblies Only)
6. Final Inspection

Note: Not all inspections may apply to every situation and additional inspections may be required in special situations. ***Required inspections for electrical, plumbing and mechanical installations are provided on the applicable permit application(s).***

It is the responsibility of the property owner and all contractors to obtain and post the necessary permits in a conspicuous location prior to commencement of any construction related activity.

Electrical, mechanical and plumbing work requires submission of a separate permit applications.

Permits are non-transferable. If this is an "After the Fact" permit, it may be subject to a fee two times the normal permit fee.

It is the responsibility of the contractor / property owner to obtain all required inspections. This signed application constitutes consent of the owner / applicant to provide access for inspections related to this permit at the subject property. Any work that is concealed prior to the inspection may be required to be removed for inspection.

Applicant Signature: _____

Date: _____

[Handwritten Signature] *2/27/23*

PLEASE BE ADVISED: Any deviation from the specifications submitted will require an amendment to this permit or additional permits. Permits expire one (1) year from the issue date. The Building Inspector/Code Officer may grant an extension of time if a written request is submitted prior to the expiration date. Permits become invalid if work is not started within 180 days or if work is abandoned/suspended for a period of 180 days.

The STATE OF NEW HAMPSHIRE requires that ENERGY CODE COMPLIANCE CERTIFICATION be obtained for any heated building, structure or addition thereto. Certification may be required prior to altering, renovating or winterizing an existing structure. More information can be found at the web site: www.puc.state.nh.us and follow the link for Energy Codes.

*** I hereby certify that the building site is/is not (choose one) located in a "Special Flood Hazard Area" as designated by the Federal Emergency Management Agency and its flood insurance rate maps.

Applicant signature: _____

*** I hereby certify that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S. C. 1334, Barrington Flood Plain Development Ordinance.

Applicant signature: _____

*** All work must be performed in accordance with International Building Code/2009, International Residential Code for One & Two Family Dwelling/2009, 2011 NEC National Electrical Code, 2009 International Plumbing Code, NFPA 101 Life Safety Code/2009, NH Energy Code, International Mechanical Code/ 2009 and State of NH Subdivision & Individual Sewage Disposal System Design Rules.

*** I certify that the information that I have given is accurate to the best of my knowledge. No change from the above information will be made without the approval of the Code Enforcement Officer. I understand that this is NOT A PERMIT and that work CANNOT COMMENCE until a PERMIT is issued. It is my responsibility to contact the Code Enforcement Officer for the appropriate inspections.

*** I hereby certify that the boundary lines shown on the accompanying plot plan are the property lines of my property and that the acreage and setbacks are correctly shown.

*** I further acknowledge that the proposed structure or improvements shall not be occupied or utilized without a Certificate of Occupancy and only after all necessary inspections have been requested and completed.

Owner Signature: _____ Date: 2/27/23

Contractor Signature: _____ Date: _____

*** DO NOT WRITE IN THIS SPACE ***

Paid By: _____ CASH CHECK # _____

Received By: _____ Date: _____

PERMIT # _____

THIS PERMIT IS ISSUED with the following conditions: DENIED for the following reason(s):

Approved By: _____ Date: _____
