

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

Please include a separate e-mail address for each owner to avoid processing delays.

Name: <u>Ellen LaRocca</u>	Address: <u>95 New Bow Lake Rd.</u>
Phone: <u>603-534-3169</u>	E-Mail: <u>ellend@progressiveelectricalnh.com</u>
Name: <u>Christian LaRocca</u>	Address: <u>45 New Bow Lake Rd.</u>
Phone: <u>603-396-6017</u>	E-Mail: <u>christ@progressiveelectricalnh.com</u>

PROPERTY & ASSOCIATION DETAILS

Address/Road: <u>95 New Bow Lake Rd.</u>	Map/Lot/Sublot: <u>000216 + 000009</u>
Ownership Deed: Book: <u>4865</u> Page: <u>301</u>	Road Classification: <input checked="" type="checkbox"/> Class VI Rd <u>or</u> <input type="checkbox"/> Private Rd
Is There a Road Association: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are You a Member? <input type="checkbox"/> Yes <input type="checkbox"/> No
Road Association & Contact:	
Association Email:	Association Phone:

PROJECT NARRATIVE

Describe additional details of the building project.

Build a 20' wide x 24' deep barn with two 10' wide lean-to covers (open sides)

Copy of Building Permit Application Attached - Required

PERMIT CATEGORY

Review the Class VI/Private Road Building Policy at www.barrington.nh.gov/classviprivateroadbuildingpolicy to apply the correct requirements to your project. Use the checkboxes to indicate completed/attached information.

<input type="checkbox"/> Category 1 <input type="checkbox"/> Class VI & Private Road Building Policy Application <ul style="list-style-type: none"> ▪ 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 <u>or</u> <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:	Date: <u>5/9/2023</u>
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FOR ADMINISTRATIVE USE ONLY

Received Date: <u>5/22/23</u>	Staff Initials: <u>UP</u>
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APPLICATION REVIEW

<input checked="" type="checkbox"/> Correct Category	<input type="checkbox"/> Map Meets Requirements
<input type="checkbox"/> Road Improvement Details	<input type="checkbox"/> Missing Information – Applicant Notified

ANTICIPATED TIMELINE

DATE	<i>If not applicable, please use N/A</i>
<u>N/A</u>	Application Reviewed and Sent to Department Heads (<i>as soon as possible upon receipt</i>)
<u>N/A</u>	Department Head Recommendations Due (<i>minimum 1 week following email to Department Heads</i>)
<u>6/6/23</u>	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>
	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

Provide a copy of the following to the applicant for their review.

- 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 Ellen & Christian LaRocca

(Hereinafter referred to jointly or severally as "owner") with a residential address of 95 New Bow Lake 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 216, Lot 9 Plot) which abuts New Bow Lake Road Road, conveyed to said owner by a Deed recorded at Book 4865, Page 301 at the Strafford County Registry of Deeds: and

WHEREAS, the relevant portion of said New Bow Lake Road 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 New Bow Lake Road 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 New Bow Lake Road 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



Minor 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 # 214
 Lot # 9
 Block # _____
 Zoning _____

Location of Construction (Address): 95 New Bow Lake Rd
 Property Owner: Christian and Ellen LaRocca Home Phone: 603-396-6017
 Mailing Address: 95 New Bow Lake Rd Cell Phone: 603-534-3169
 City: Barrington State: NH Zip Code: 03825 Daytime Phone: 603-396-6017
 Email Address: chrisl@progressiveelectricalnh.com

Contractor: Christian LaRocca Phone: _____
 Mailing Address: 95 New Bow Lake Rd Cell #: 603-396-6017
 City: Barrington State: NH Zip Code: 03825
 Email Address: chrisl@progressiveelectricalnh.com

Cost of Construction: \$65,000.00 Building Inspectors Estimated Cost of Construction: _____
 Permit Fee: _____ 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.

Primary Use of Property Is: Residential Commercial Mixed Use (both Res. & Com)
 Proposed Construction is for:
 (Please Check all that Apply) Deck Door Garage Exterior Renovations
 Enclose Deck/Porch Shed Siding Interior Renovations
 Pool / Hot Tub Roof Windows Residential Addition
 Other Barn

Description of work to be performed: Construct a 20' wide x 24' deep barn with two open, 10' wide lean-tos
 Proposed Use: Storage of equipment

Property & Setback Information

Setbacks from Lot Line to Construction:		Subsurface Disposal Information:	Total Square Footage of Proposed Building:
Front: <u>293' ±</u>	Right: <u>765' ±</u>	Septic System Design: More Than 20 Years Old Circle One: Yes No <u>Unknown</u>	<u>480</u>
Rear: <u>706' ±</u>	Left: <u>189' ±</u>		Site Located In "Special Flood Hazard Area": Yes <u>No</u>
Lot Size: <u>34 acres</u>		Shoreland Water Quality Protection Zone: Circle One: Yes No	Site Located In Shoreland Protection Zone: Yes <u>No</u>
			Subdivision Approval # _____ Subdivision Name: _____

Applicant Signature: [Signature] Date: 5/9/2023

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.

Inspections are required for:

- 1) Reinforcing steel prior to pouring
- 2) Foundation & drainage prior to backfilling
- 3) Rough-In: Framing
- 4) Insulation & penetration firestop
- 5) Drywall Installation (fire rated assemblies only)
- 6) Final Inspection

Required inspections for electrical, plumbing and mechanical installations are provided on the applicable permit application(s).


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.

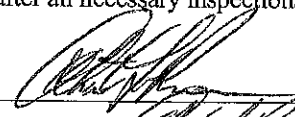
Applicant signature: _____ 

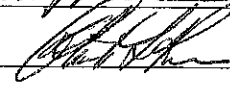
*** All work must be performed in accordance with International Building Code/2009, International Residential Code for One & Two Family Dwelling/2009, 2011 NEC National Electrical Code, 2009 International Plumbing Code, NFPA 101 Life Safety Code/2009, NH Energy Code, International Mechanical Code/ 2009 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:** 5/9/2023

Contractor Signature _____  **Date:** 5/9/2023

MINIMUM APPLICATION REQUIREMENTS

BUILDING CODE INFORMATION

Every building is different in terms of layout and framing details. Therefore, it is imperative that a set of construction plans or sketches be submitted with each application. The plans/sketches must show a dimensioned layout of all new rooms and spaces, in enough detail to determine building code compliance for the proposed construction. In the case of additions, it will be necessary to show the existing (room) layout. The following is a list of specific items to be included with the plans/sketches and specifications:

- Foundation plan/cross section showing anchor bolt/strap locations (IRC Section 403.1.6) and location of required reinforcing steel (IRC Section 4040.1.2.2).
- Dimensioned floor plan of each story (Show attic access location)
- Framing plan of each story including direction, sizes & spacing of joints and beams, location of support columns and sheathing material.
- Roof framing plan including: direction, sizes & spacing of rafters, sheathing material and roofing materials.
- Sizing documentation must be provided for all engineered beams/girders, joists, etc.
- If cathedral ceiling or if rafters are not connect to the floor/ceiling joist or connected with a rafter tie located in the lower third of the rafter, provide ridge support details (IRC Section 802.3.1).
- Framing cross section.
- Wall section(s) or window & door schedule indicating header sizes and required number of jack studs (IRC Tables 502.5(1) & 502.5(2)).
- Wall bracing methods, locations and length of braced wall panels, include foundation details as applicable (IRC Section 602.10 thru 602.12.1.6).
- Label all emergency escape openings (“egress windows”) in sleeping areas, basements (bulkheads are suitable) and habitable attics (even when unfinished) (IRC Section R310.1) (5.7 S.F. minimum based on NFPA 101).
- Stair details showing tread depth, riser height, handrail and guard rail details ... (may sign a “stair handout” to indicate compliance).
- Location of hard wired smoke and CO detectors (IRC Sections 314 & 315)
- Door and window schedule.
- Completed NH Energy Compliance Application.

Note: IRC references are applicable to one and two family dwellings and townhouses..

- Need an approved driveway permit.
- Need an approved construction entrance.
- Pave in 16'. (Inspection by Highway Department prior to C/O)
- Impact fee assessment - \$4,281 (paid prior to C/O).
- Provide approved NH-DES septic design.
- Provide NH-DES shoreland permit (when applicable).
- Plot plan complies with front, side and rear setback, shoreland setback and wetland buffer requirements.
- Permit application is complete.

Poppy - 20'x24'

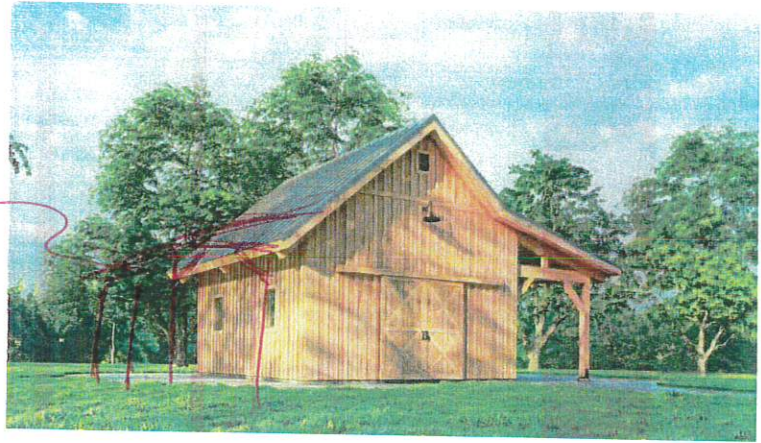
20'x24' Ponderosa Country Barn, 10' Lean-To



Add 2nd lean-to

- Shipping, engineering, sales tax not included.
- Prices subject to change.
- Renderings for visual reference only. Local codes may require different timber sizes, plates, or changes to dimensions.

*For Mortise-and-Tenon options please call Timberlyne to speak to a representative



Package Overview



Accessories shown listed in overview section

Fully Accessorized. Bigger Timbers. Flexible Designs.

- 8x8 (and larger) post and beam frame with steel plate joinery
- Timbers precision cut with state-of-the-art CNC machine
- Design revisions (Add length, swap accessories, change floor plan)
- Handcrafted millwork accessories
- Superior wall construction for lateral strength



Standard Options

Package Includes:

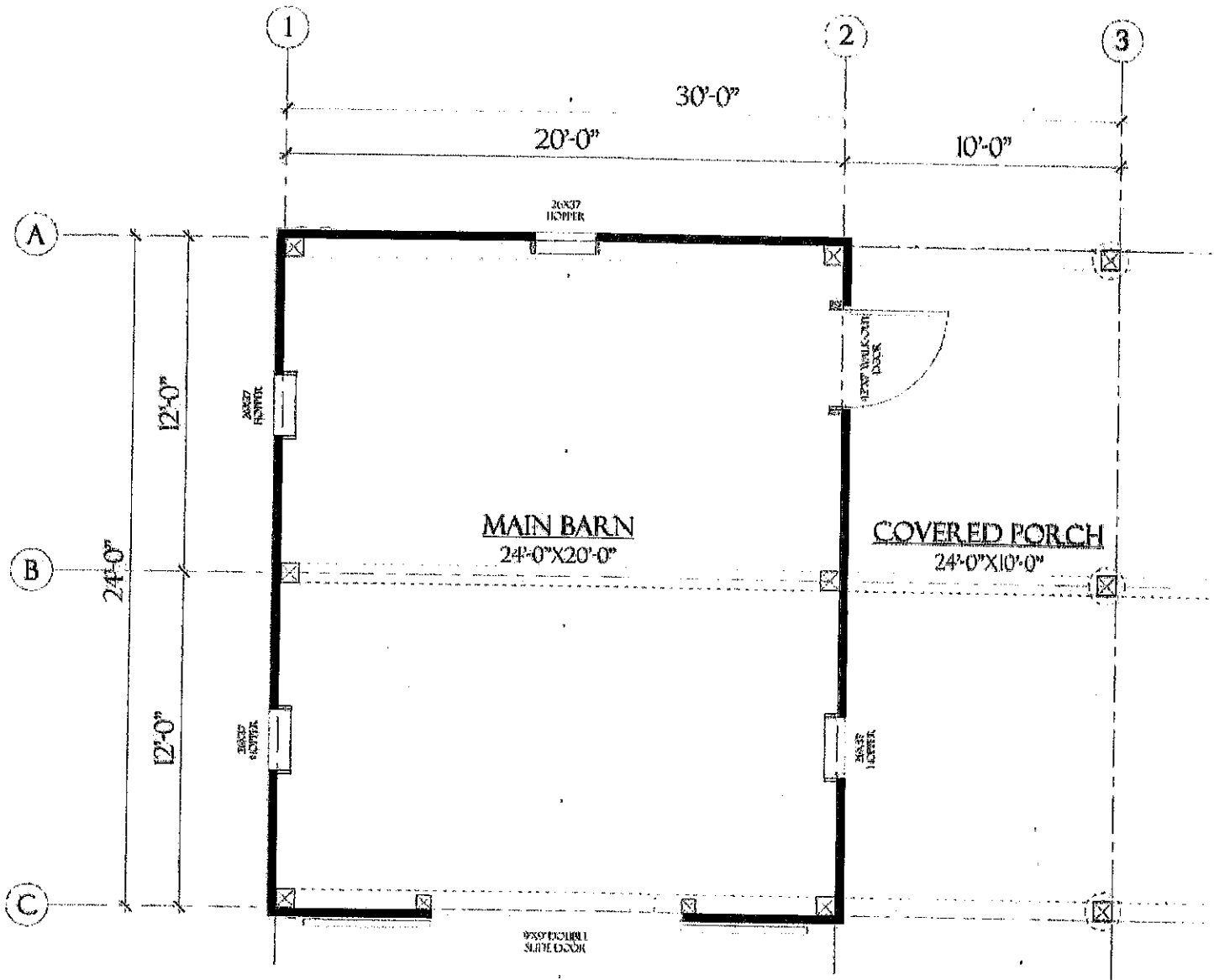
- Frame: 8x precision cut timbers, powder coated steel joinery
- Walls: 2x6 girts, 1/2" sheathing, house wrap, sill, KD pine siding: 1x10 board, 1x4 batten
- Roof: 4x6 purlins, KD 1x10 roof decking & soffit, roof underlayment
- Structural building plans, foundation plans
- Construction guide and phone support
- (4) 6-Lite 26"x37" Hopper Windows
- (1) 42"x7' Walk-Out Door
- (1) 9'x9' Double Sliding Door
- (2) Copper Louvered Gable Vents

Not Included:

- Loft or stair package
- Final roofing material
- Interior walls, wall insulation, interior finishing
- HVAC, plumbing, electrical
- Site prep, foundation, utility hookups
- Installation



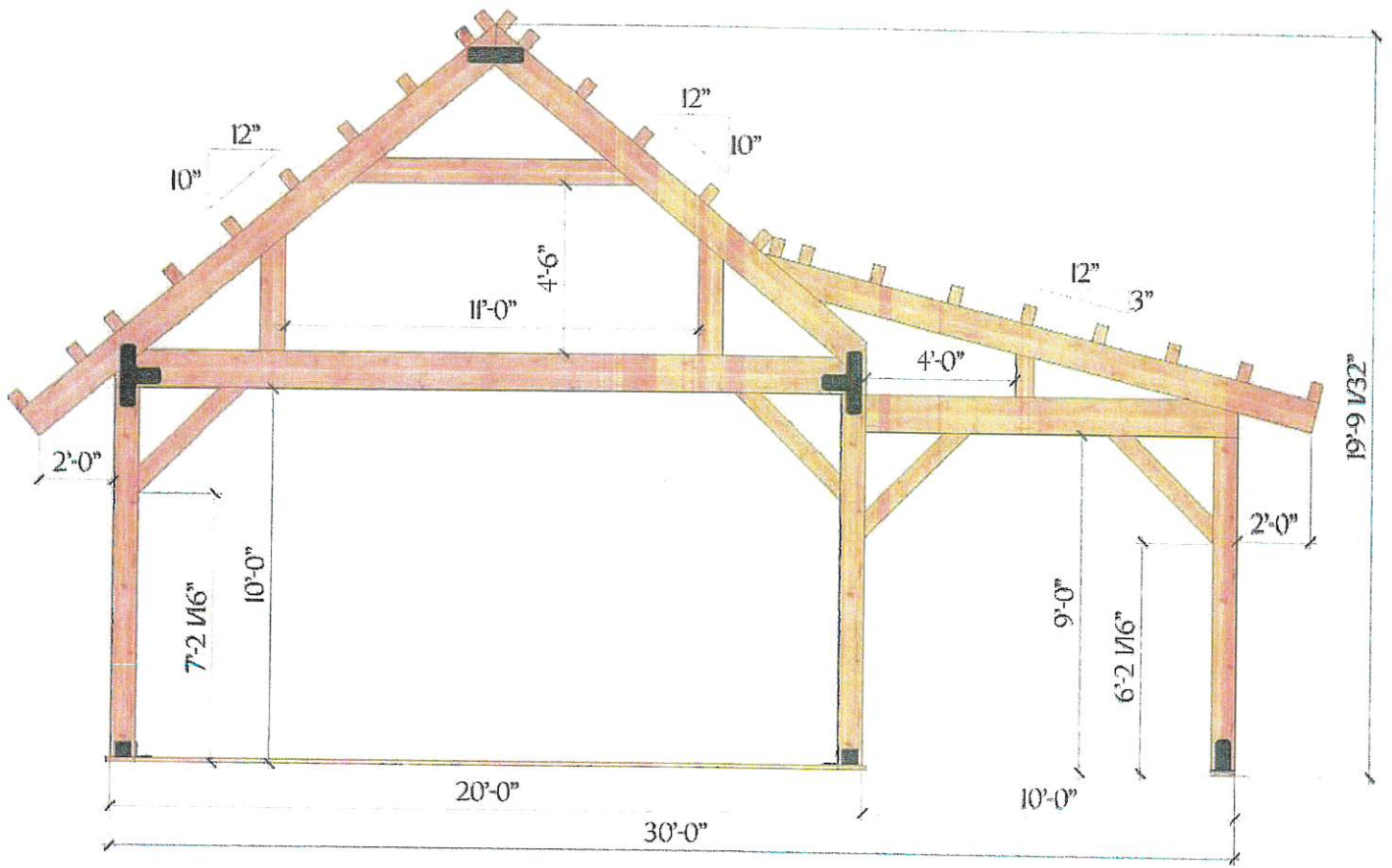
3D Renders & Floor Plans



MAIN FLOOR PLAN

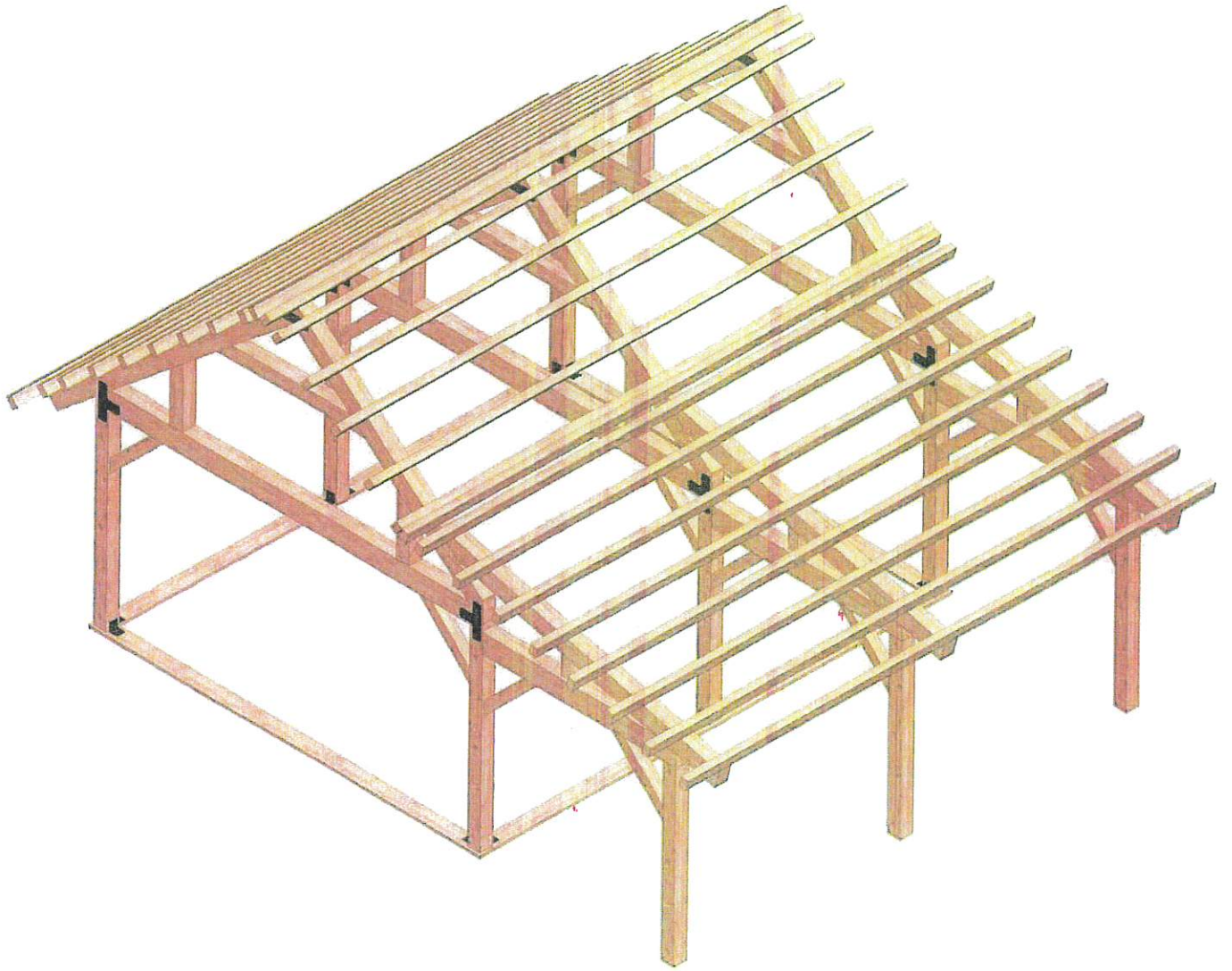
SCALE: 3/8" = 1'-0"

Timberlyne Poppy Horse Barn Floor Plan



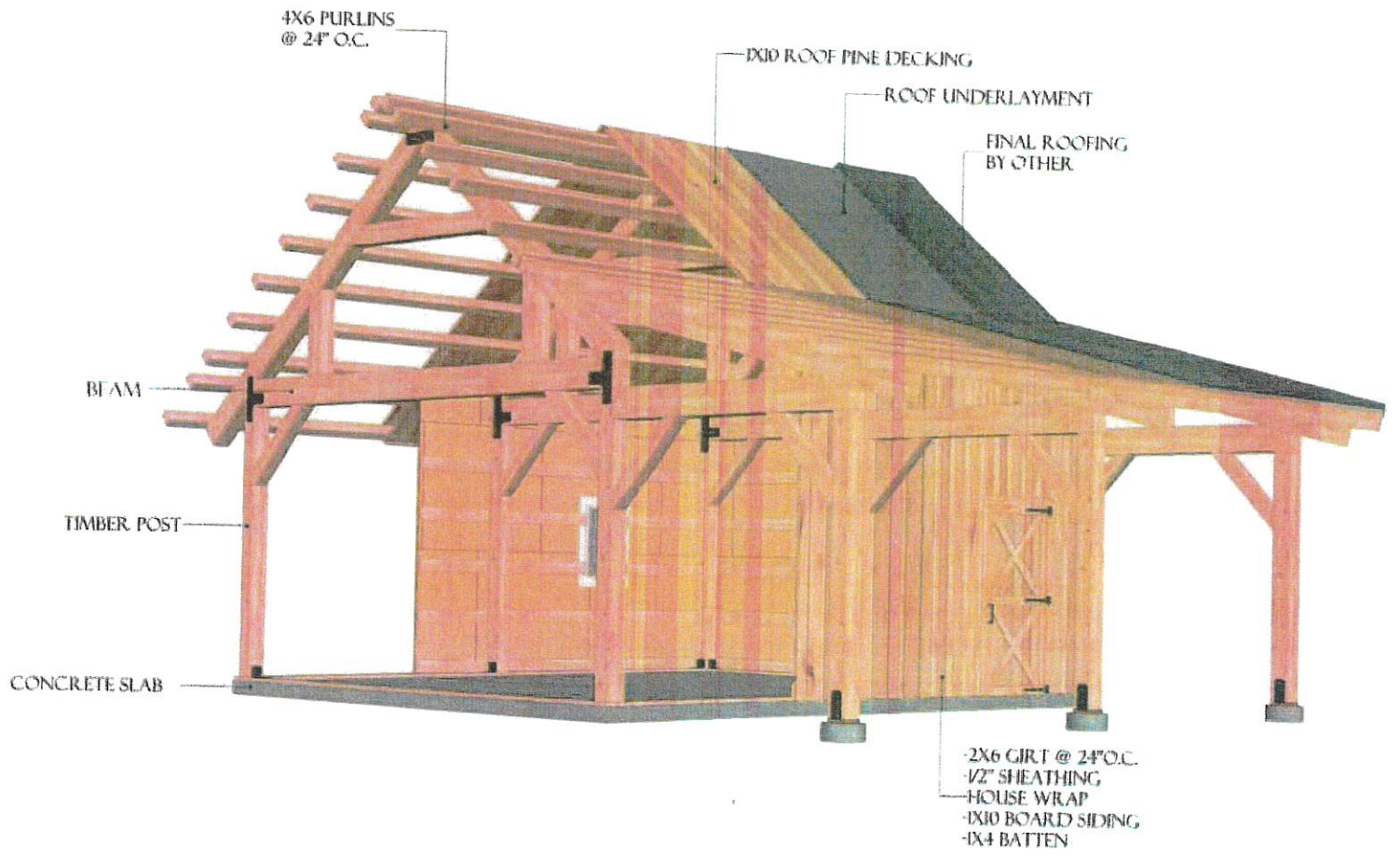
BENT 1
SCALE: 1/2" = 1'-0"

Timberlyne Poppy Horse Barn Bent



TIMBER FRAME VIEW-FRONT/LEFT
3D PERSPECTIVE VIEW

Timberlyne Poppy Horse Barn Frame



Poppy Blow Up

