

Planning & Land Use Department
Town of Barrington
PO Box 660
4 Signature Drive
Barrington, NH 03825
603.664.0195
VPrice@barrington.nh.gov

MEMO

July 19, 2023

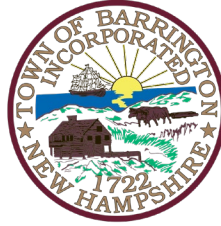
To: Select Board
Reference: Long Shores Drive
Location: Map 101, Lot 58
Owners: Dale and Sarah Kandoll

The Barrington Planning Board, at the July 18, 2023, meeting agreed the applicant is meeting the Category 3 requirements of the Class VI and Private Road Building policy as the road meets Town standards. The Planning Board recommended to the applicant to address the maintenance comments from the Road Agent and the Fire Chief regarding the potholes and shoulder repair.

Sincerely,

Vanessa Price

Vanessa Price
Town Planner
cc: File



STAFF REPORT

Planning Board Meeting of July 11, 2023, at 6:30 PM

Long Shores_Map 101, Lot 58

Application Type: Category 3, Class VI/Private Road

Proposal: Applicant is proposing to have a single-family residence.

I. STAFF ANALYSIS:

Building Department:

- The building department has received and reviewed the application for a category three Class IV/Private Road building permit. Reviewed by the Land Use Department and sent to department heads for comments on 6/29/2023.

Planners Comments:

- The application is for a Category 3 from the Class VI/Private Road Policy. The applicant stated in their narrative, they are not proposing any road improvements, as Long Shores Dr. meets the minimum standards up to the driveway location.
- Department head staff reviewed case files and provided comments on the property.

Police:

- At the beginning of Long Shores. BPD has no issue.

Fire Chief:

- In agreement with the Road agent's comments.

Road Agent:

I have viewed the road in front of the subject parcel at lot 58, map 101, on Long Shores Drive, and make the following observations:

- The road into Long Shores Drive is gravel, with many potholes, the width of which more than meets the Town standard.
- This gravel turns to badly deteriorated asphalt with many potholes.
- The actual width of pavement is 16 to 18 feet wide, but on the right side going up the hill, the shoulder is nonexistent, and could not support the weight of a loaded fire truck.

- The pavement edge drops right into a stone drainage swale.
- The swale is too close to the road, not allowing for any shoulder.
- Existing pavement should be patched, and gravel surface be graded to repair all construction associated damage.

II. BOARD ACTION: Motion on recommendation language to be submitted in memo form by Town Planner to the Select Board. This would go on the next Select Board regularly scheduled meeting.



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: Dale Kandoll	Address: PO Box 233 5 Cider Hill Barrington NH
Phone: 603-562-5828	E-Mail: dalekandoll@gmail.com
Name: Sarah Kandoll	Address: PO Box 233 5 Cider Hill Barrington NH
Phone: 603-706-0187	E-Mail: sarahkandoll@gmail.com

PROPERTY & ASSOCIATION DETAILS

Address/Road: Long Shores Dr	Map/Lot/Sublot: 101-58
Ownership Deed: Book: 4879 Page: 53	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: LSLOA David Gagnon	
Association Email: David.Lsloa@gmail.com	Association Phone:

PROJECT NARRATIVE

Describe additional details of the building project.

Single family residence

Copy of Building Permit Application Attached - Required

PERMIT CATEGORY

Review the Class VI/Private Road Building Policy at www.barrington.nh.gov/classvi/privateroadbuildingpolicy 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 type="checkbox"/> Category 2 Category 1 requirements and: <ul style="list-style-type: none"> ▪ Planning Board Review and Comment ▪ Select Board Decision - Consent Agenda 	<input checked="" type="checkbox"/> Category 3 Category 1 requirements and: <ul style="list-style-type: none"> <input checked="" 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 checked="" 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)
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Waiver Requested (see policy requirements, include waiver narrative on a separate sheet)

Applicant Signature: *Dale Kandoll* Date: 6-13-23



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

FOR ADMINISTRATIVE USE ONLY

Received Date: <u>6/28/23</u>	Staff Initials: <u>UP</u>
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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

ANTICIPATED TIMELINE

DATE	If not applicable, please use N/A
<u>6/29/23</u>	Application Reviewed and Sent to Department Heads (as soon as possible upon receipt)
<u>7/3/23</u>	Department Head Recommendations Due (minimum 1 week following email to Department Heads)
<u>7/11/23</u>	Planning Board Review (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.)
	Select Board Public Hearing or Consent Agenda (minimum 1 week following Planning Board memo receipt)

COMPLETION DATES

DATE	If not applicable, please use N/A
	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 (minimum 1 week prior to meeting)
	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

Narrative & Description of Improvements

Regarding Road improvements, Long Shores Dr meets minimum standards up to the driveway location

We are currently and will remain members of the Long Shores Lot Owners Association (LSLOA) which maintains the road

Adler

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

NOW COME Dale & Sarah Kandoll
(Hereinafter referred to jointly or severally as "owner") with a residential address of 5 Cider Hill, 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 101, Lot 58 Plot) which abuts
Long Shores Drive Road, conveyed to said owner by a Deed recorded at
Book 4879, Page 53 at the Strafford County Registry of Deeds: and

WHEREAS, the relevant portion of said Long Shores Drive 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 Long Shores Drive 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 Long Shores Drive 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

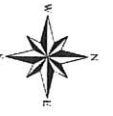
TOWN OF Barrington

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



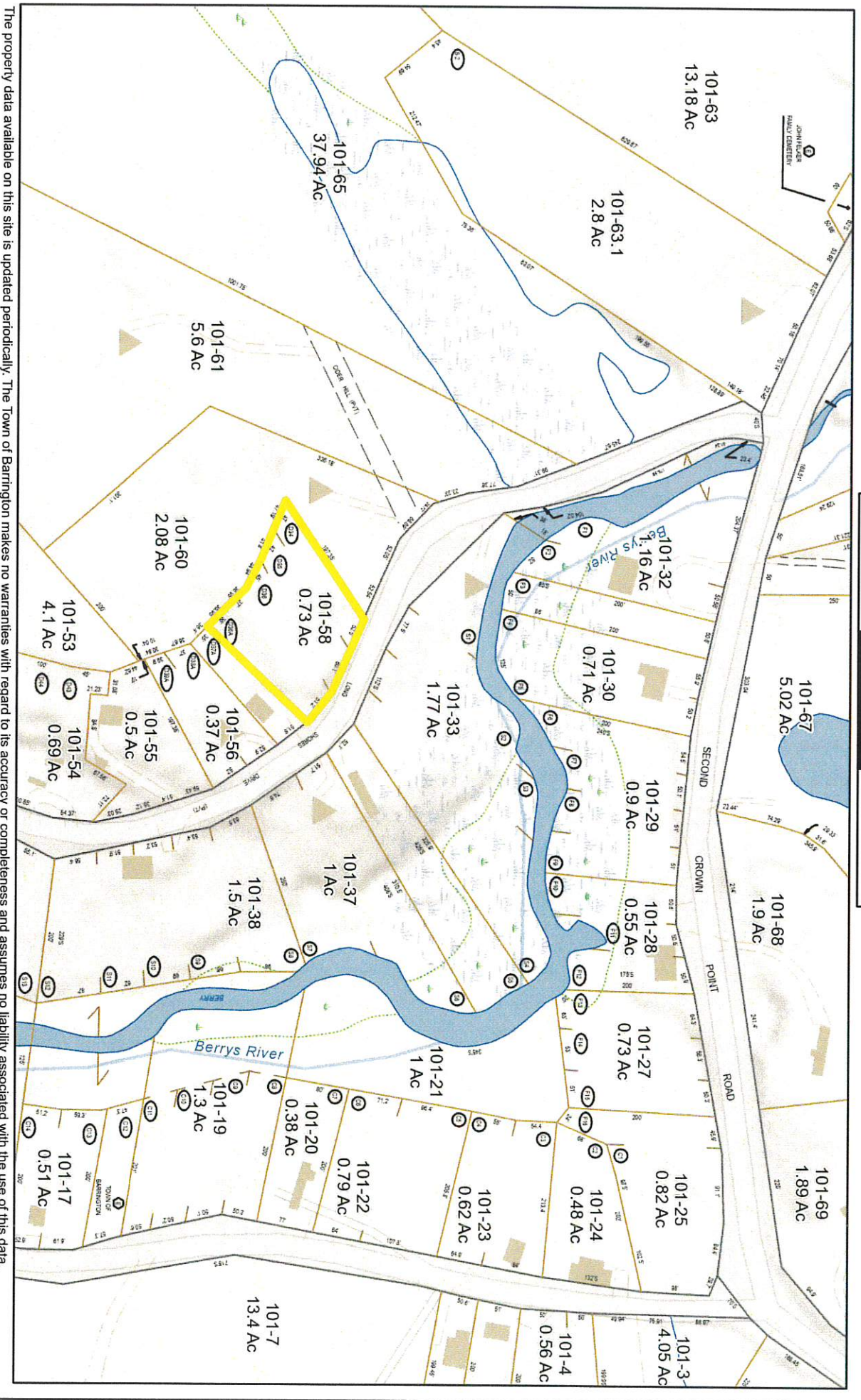
June 29, 2023

Town of Barrington, NH

1 inch = 188 Feet

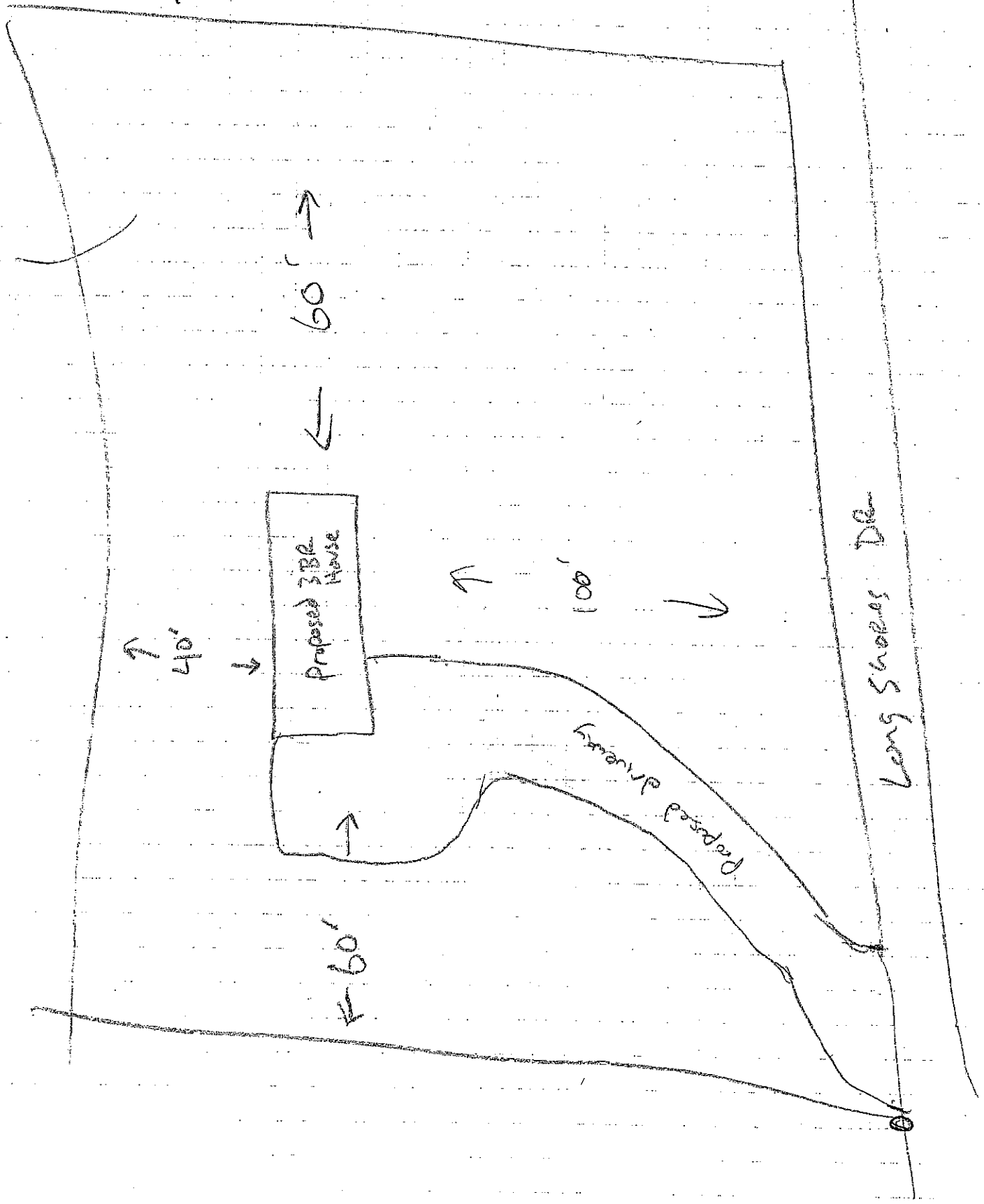


www.cai-tech.com



The property data available on this site is updated periodically. The Town of Barrington makes no warranties with regard to its accuracy or completeness and assumes no liability associated with the use of this data.

Tax MAP 101
Lot 58



40'



Proposed 3BR House

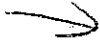
60'



60'



100'



Proposed Driveway

Long Street Dr

Catherine A. Berube
Register of Deeds, Strafford County

Long Shores Lot Owners Association, Inc.

491 Berry River Rd. Barrington, NH 03825

lsloabnh@gmail.com

LSLOA Association Maintenance Agreement


Long Shores Lot Owners Association is a road association that maintains access roadways for the benefit of the residents of Long Shores Dr and Berry River Rd IN Barrington NH

At no time will the Town of Barrington be liable or responsible for road maintenance or snow removal on a,1y roads within the association, Berry River Rd and Long Shores Dr.

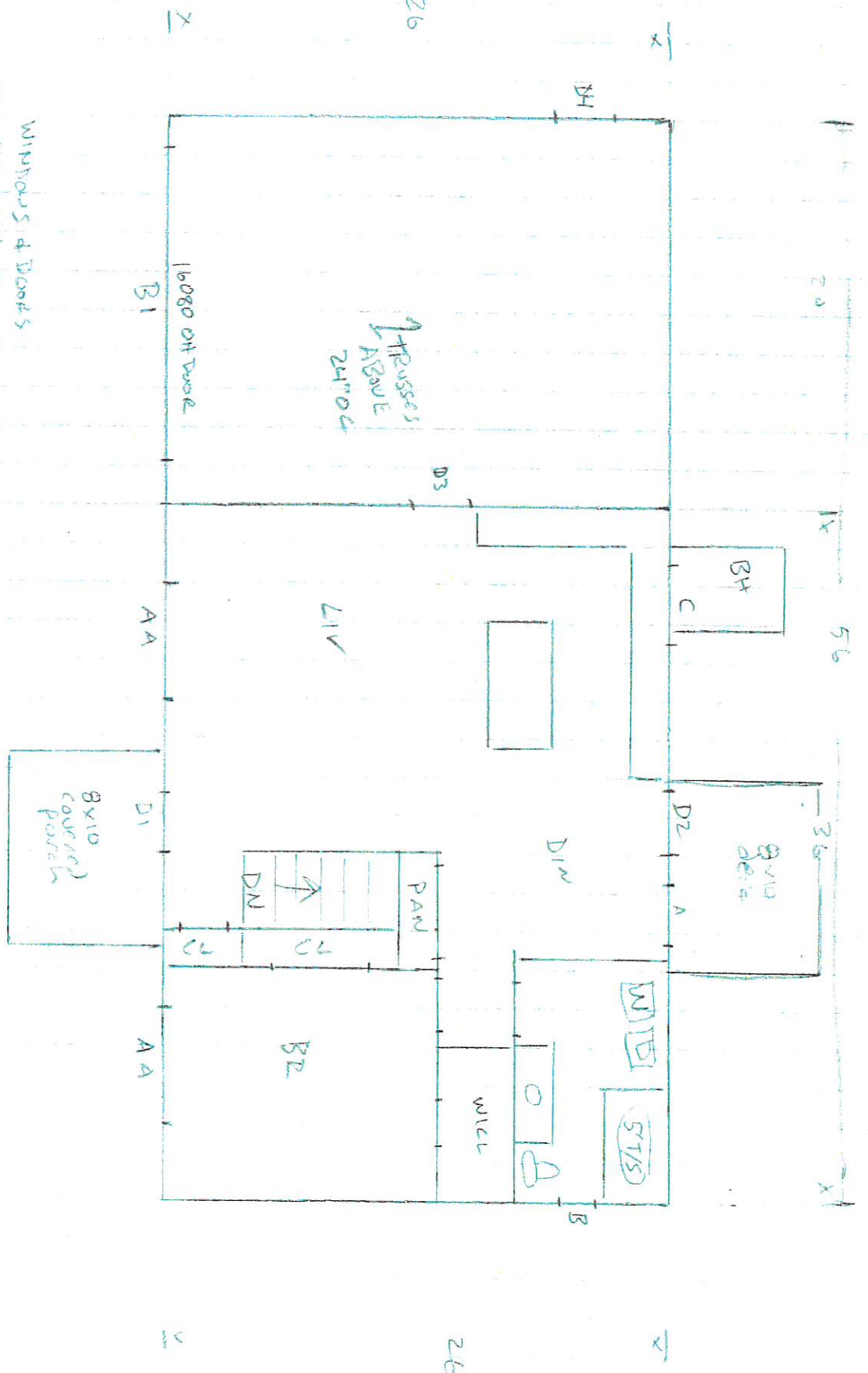
In order to maintain this access roadway, residence of Berry River Rd and Long Shores Dr, members of the Long Shores Lot Owners Association, periodically pay to the association, monies determined by the Association to maintain the roads within said association.

Signatures

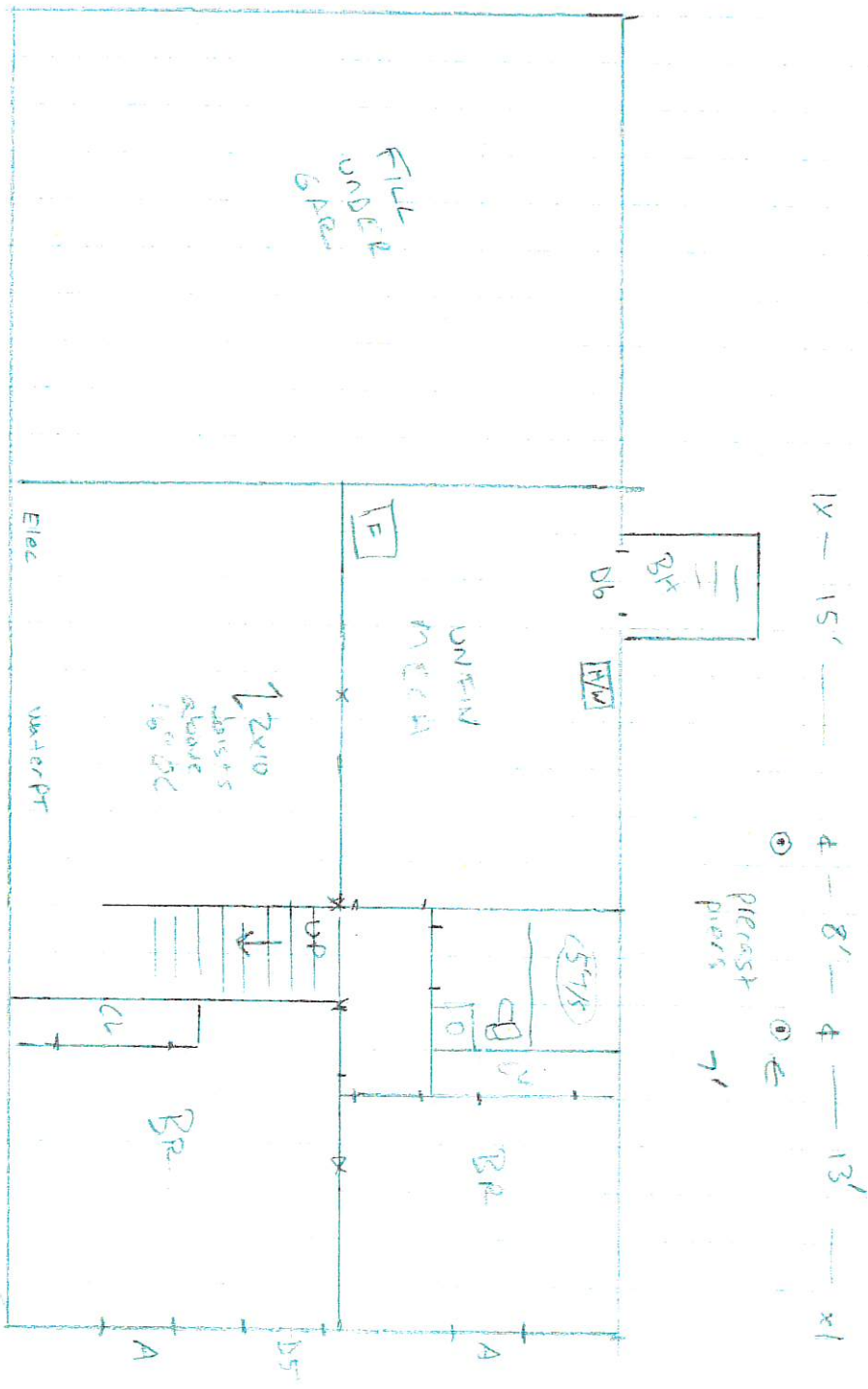
President
Robert Tibbetts
Long Shores Lot Owners Association



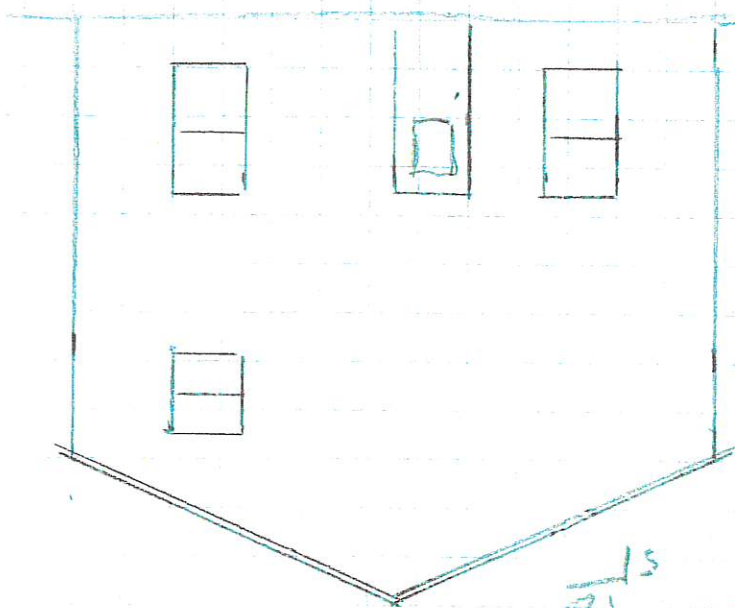
Date 7/10/23



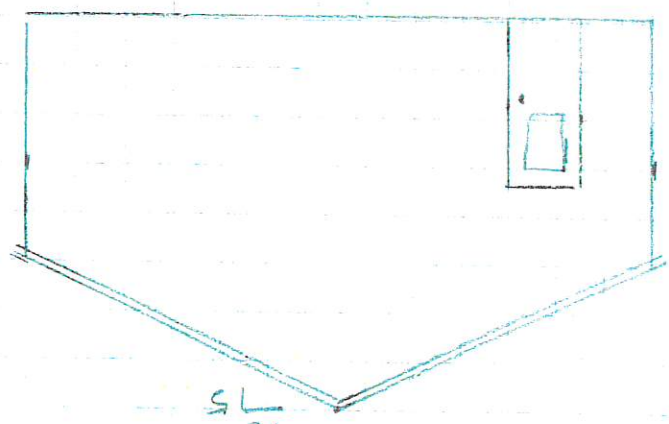
- WINDOWS & DOORS
- A 39x62 1/2 RD DOUBLE HUNG
 - AA " " MULTIPLE DOUBLE HUNG
 - B 36x42 RD DOUBLE HUNG
 - C 48x42 RD CASEMENT
 - D1 3068
 - D2 3068
 - D3 2868
 - D4 3068
 - D5 3068



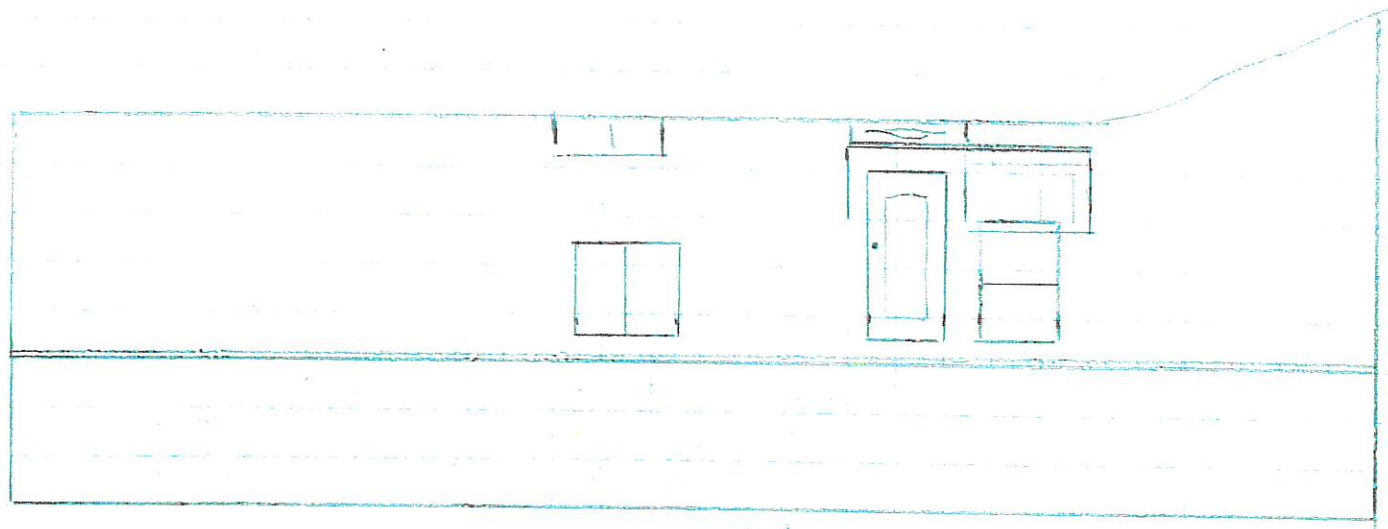
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 1 x 13 1/2 4 — 8' — 4 — 13' — x 1
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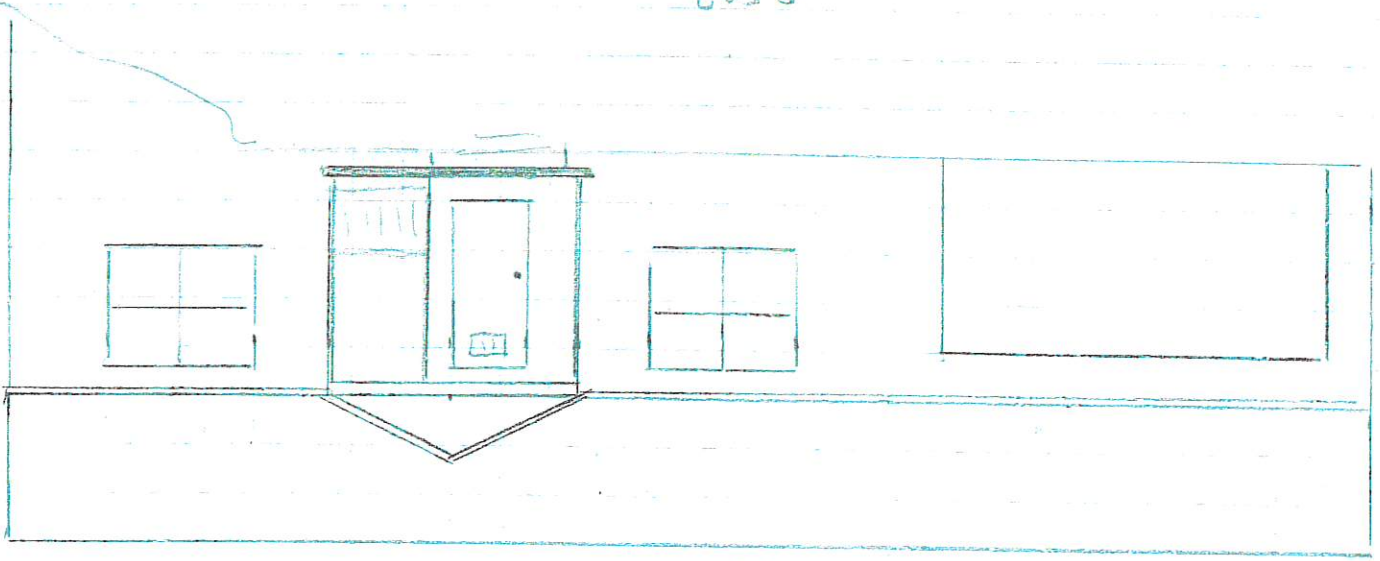
RIGHT



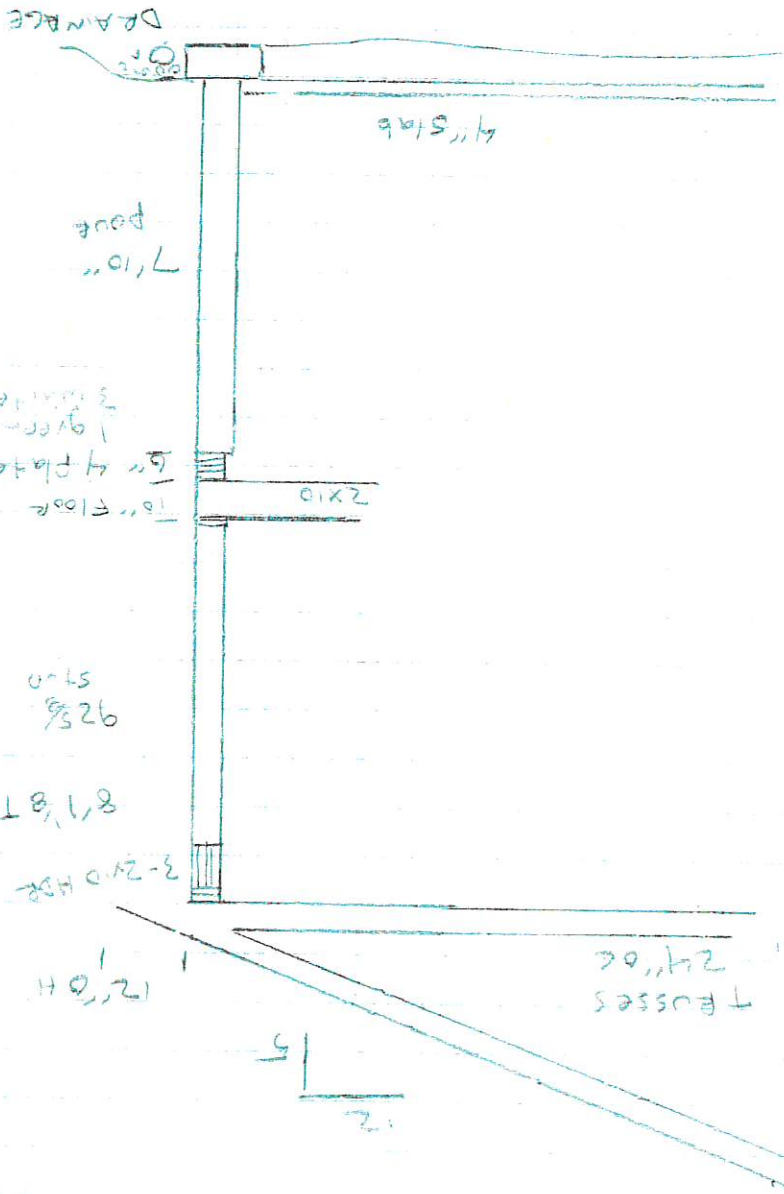
LEFT



REAR



FRONT



INSULATION
 ATTIC R-38 BLOWN
 FLOOR R-30 BATT
 WALLS R-21 BATT

INTERIOR
 2x11 16' OC

ROOF
 TRUSSES PER DESIGN
 24' OC
 5/8 DSF

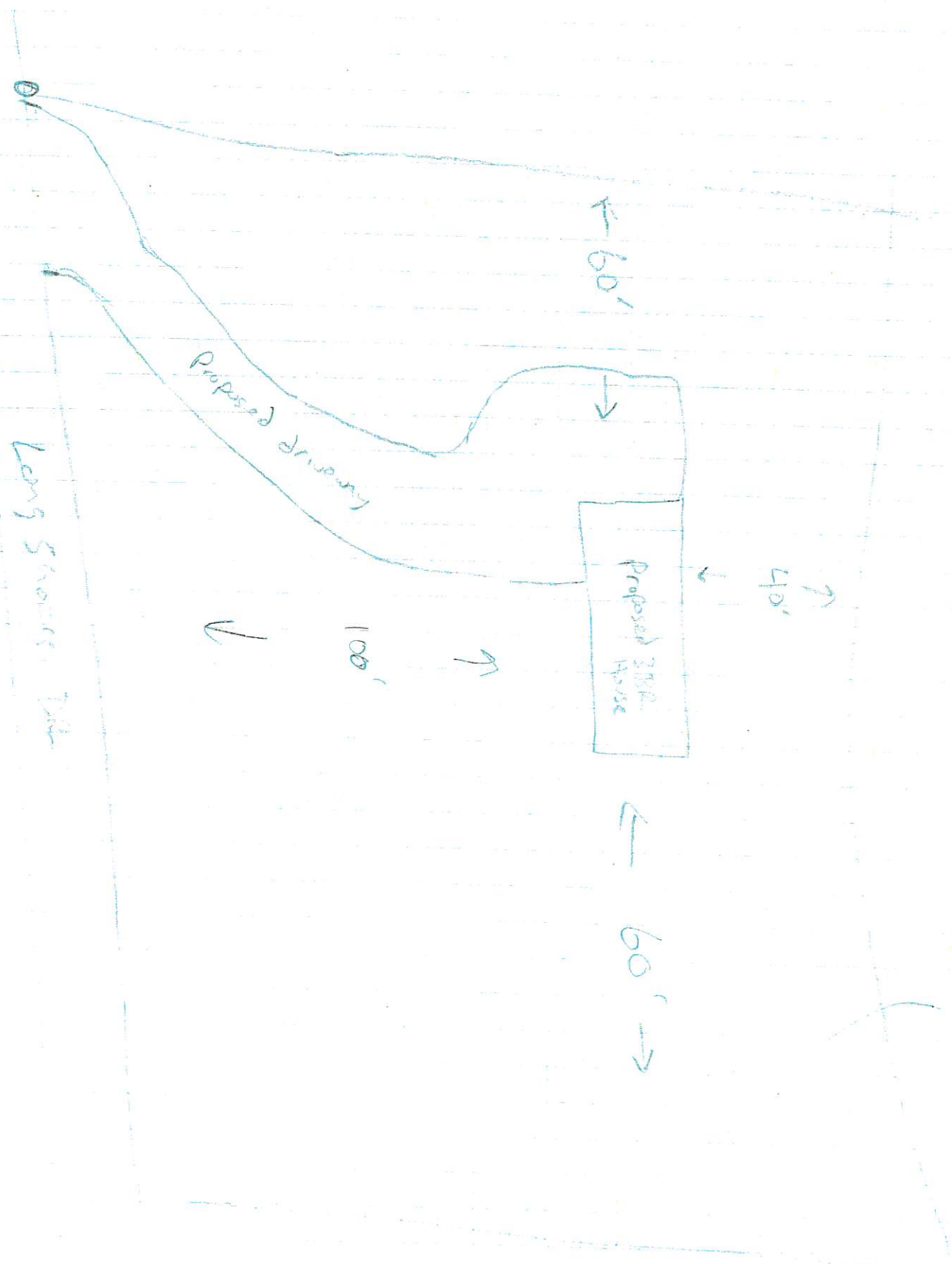
WALLS
 2x6 16' OC
 925/8 2x8 TWH
 7/8 DSF w/water barrier

FLOORS
 2x10 16' OC
 2x4 Plywood
 DECKS
 3-2x8 BEAM UNDER
 2x8 16' OC
 RAILS AS NEEDED

8'1 1/8 TWH
 925/8
 STAIRS
 10' FLOOR
 1/2" GYPSUM
 3/4" PLASTER
 7'10" POOR

TRUSSES
 24' OC





Long Storage Tank

Proposed Driveway

← 60'

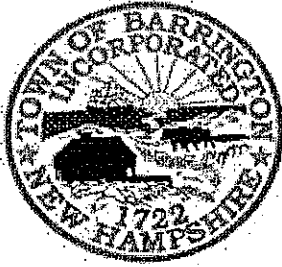
Proposed 3000 sq ft House

↗ 40'

↖ 100'

← 60' →

TAYMUP 101
Lot 58



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 # 101
 Lot # 58
 Block # _____
 Zoning _____

Location of Construction (Address): Long Shores Dr
 Property Owner: Dale & Sarah Kandall Home Phone: 603-562-5828
 Mailing Address: PO Box 233 Cell Phone: 603-766-0187
 City: Barrington State: NH Zip Code: 03825 Daytime Phone: _____
 Email Address: dale.kandall@gmail.com

Contractor: SELF Phone: 603-562-5828
 Mailing Address: Same Cell #: _____
 City: _____ State: _____ Zip Code: _____
 Email Address: _____

Cost of Construction: \$200,000 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.

Proposed Construction is for: (check only one)
 New Single-Family Dwelling New Commercial Structure
 New Two-Family Home Commercial Addition
 New Multi-Family Dwelling Commercial Alteration
 Replacement / New Mobile Home Other: _____

Description of work to be performed: BBR/2BA 2 car Garage single family dwelling
26x36 House 20x26 GAR Partial finished basement

Proposed Use: House

Property & Setback Information			
Setbacks from Lot Line to Construction:		Subsurface Disposal Information: <u>septic</u>	Total Square Footage of Proposed Building: <u>1,404</u>
Front: <u>100</u>	Right: <u>60</u>	Septic System Design Approval Number: _____	Site Located In "Special Flood Hazard Area": Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Rear: <u>40</u>	Left: <u>60</u>		Site Located In Shoreland Protection Zone: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Lot Size: <u>.73ac</u>		If Using Existing System, Is Design More Than 20 Yrs. Old: Yes <input type="checkbox"/> No <input type="checkbox"/>	Subdivision Approval # <u>N/A Pre 1967</u>
			Subdivision Name: _____
			Site Plan Approval: Yes <input type="checkbox"/> No <input type="checkbox"/>

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: 6-13-23

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: *Debra*

*** 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: *Debra*

*** 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.

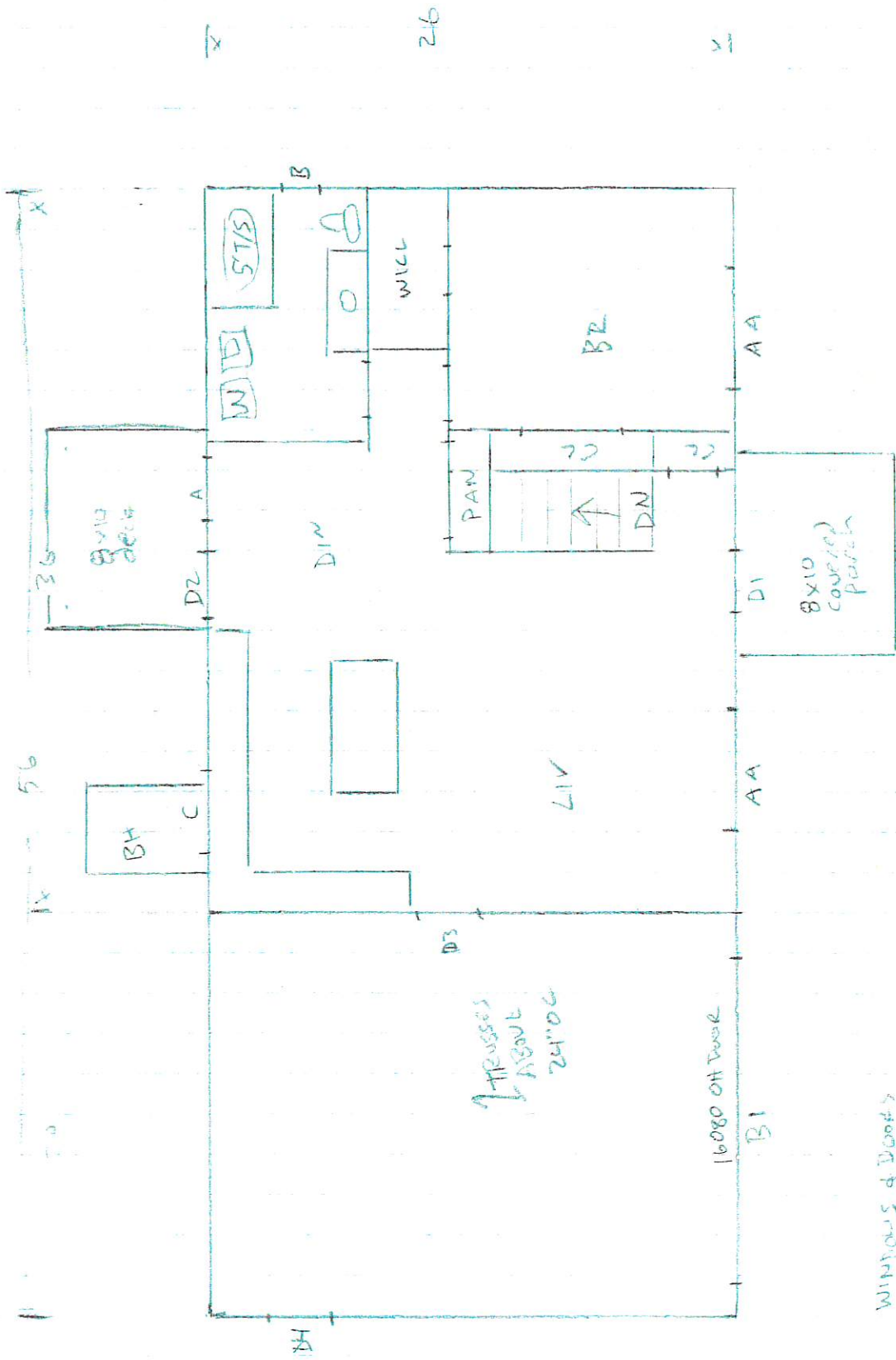
*** I further acknowledge that the proposed structure or improvements shall not be occupied or utilized without a Certificate of Occupancy, and only after all necessary inspections have been requested and completed.

Owner Signature: *Debra* Date: 6-13-23

Contractor Signature *Debra* Date: 6-13-23

*** DO NOT WRITE IN THIS SPACE ***	
Paid By: _____	<input type="checkbox"/> CASH <input type="checkbox"/> CHECK # _____
Received By: _____	Date: _____
PERMIT # _____	
THIS PERMIT IS <input type="checkbox"/> ISSUED with the following conditions:	<input type="checkbox"/> DENIED for the following reason(s):

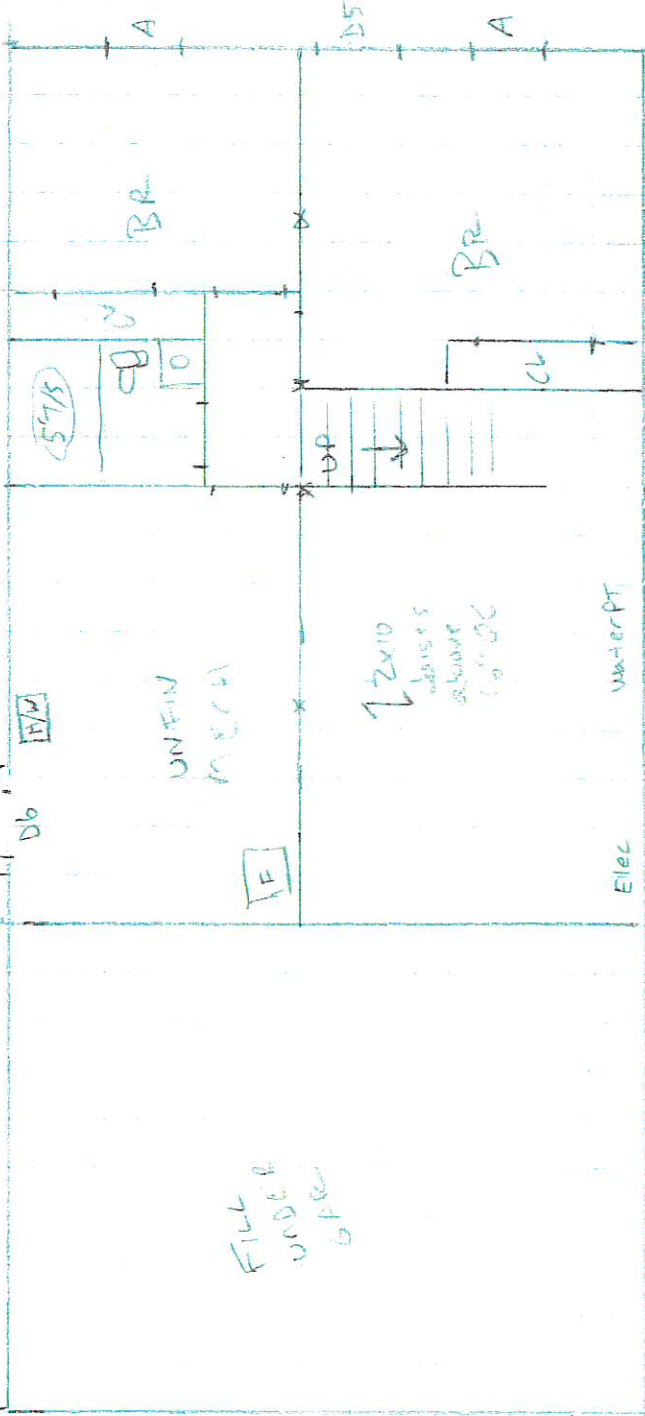
Approved By: _____	Date: _____



- WINDOWS & DOORS
- A 39x62 1/2 RO DOUBLE HUNG
 - AA " " MULLED DOUBLE HUNG
 - B 36x42 RO DOUBLE HUNG
 - C 48x42 RO CASEMENT
 - D1 3068
 - D2 3068
 - D3 2868
 - D4 3068
 - D5 3068

1x - 15' 4 - 8' - 4 13' - x1

⊙ ⊙ ⊙
precast
piers 7'



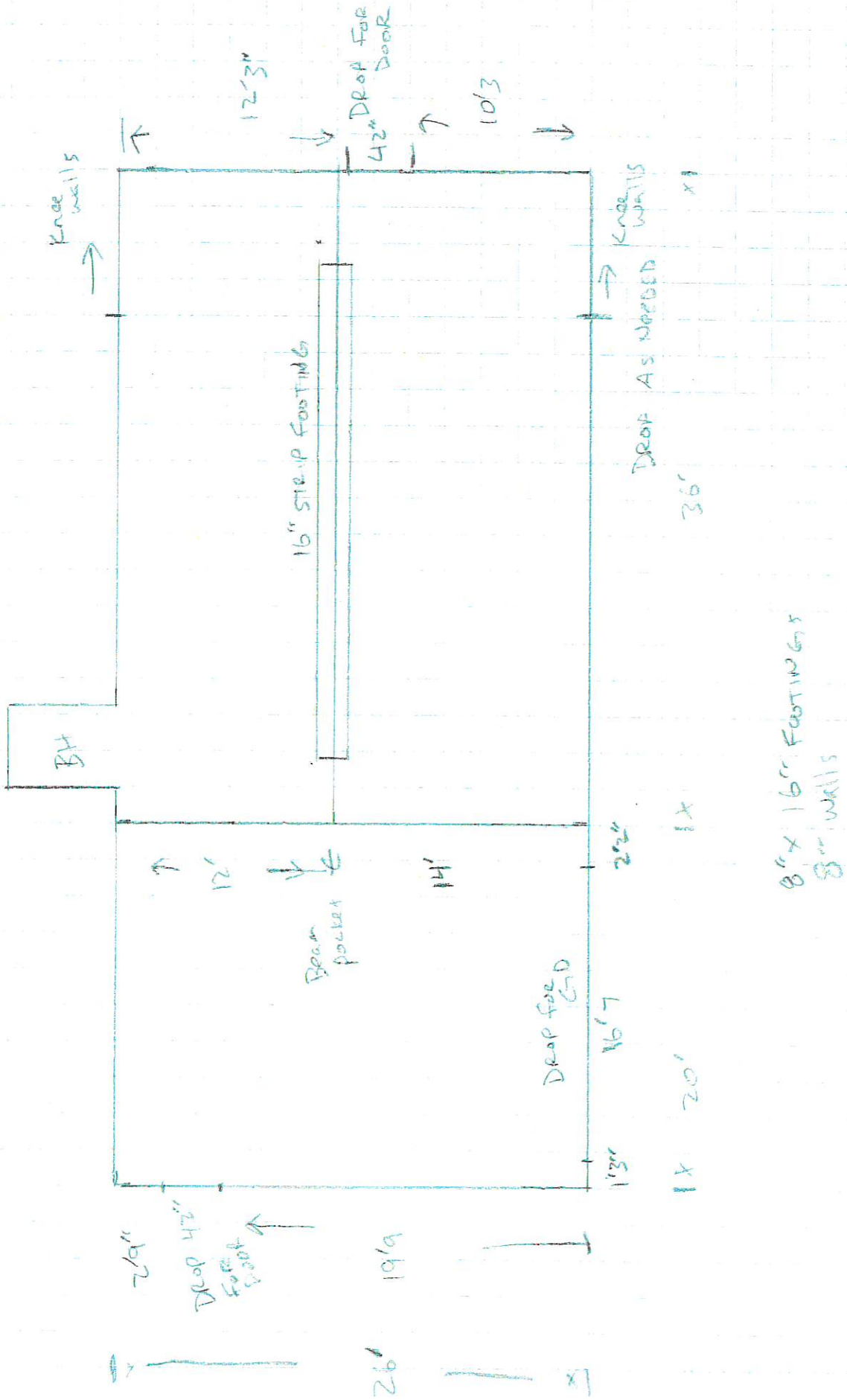
FILL
UNDER
6' PIER

↑ 2x10
add 15' x 5'
on bottom
to 10' OC

↑ 7'10
↓ 13'2
⊙ ⊙
precast
piers 9'8 4

1x 13'2

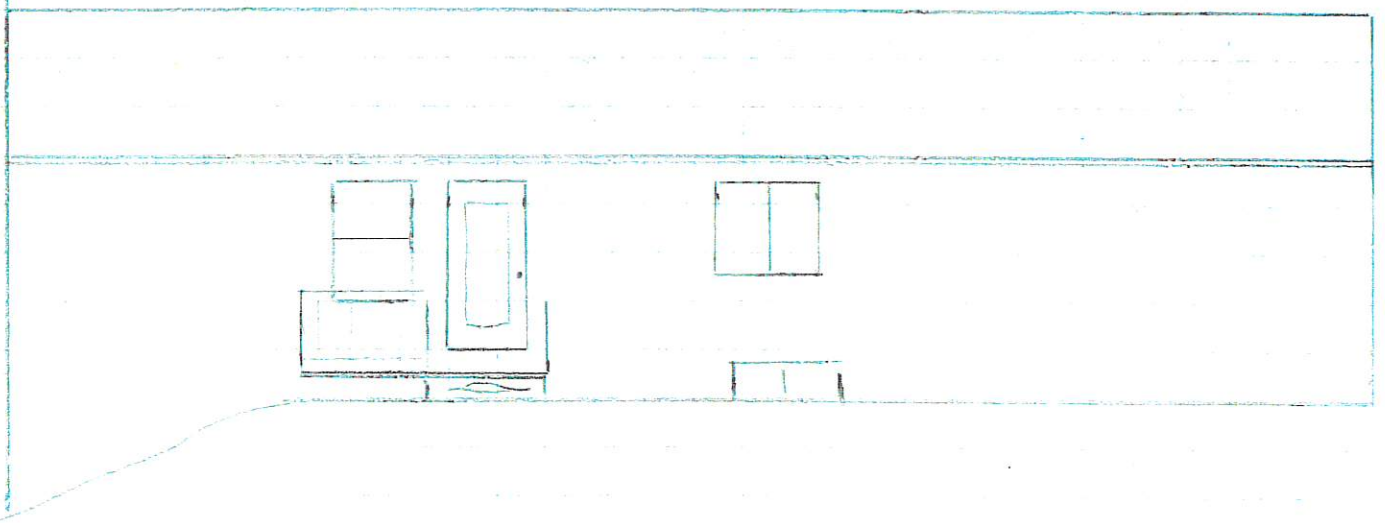
x1



FRONT

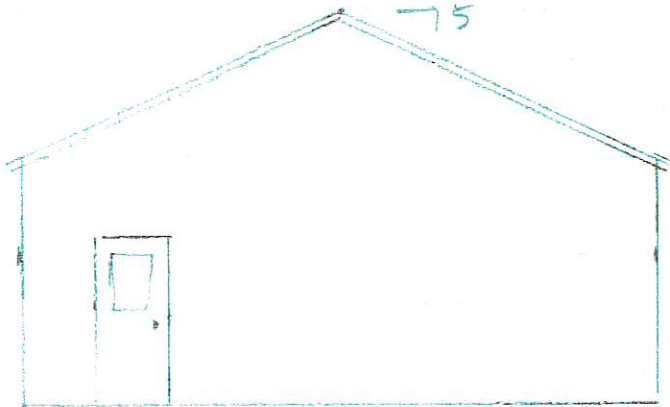


REAR



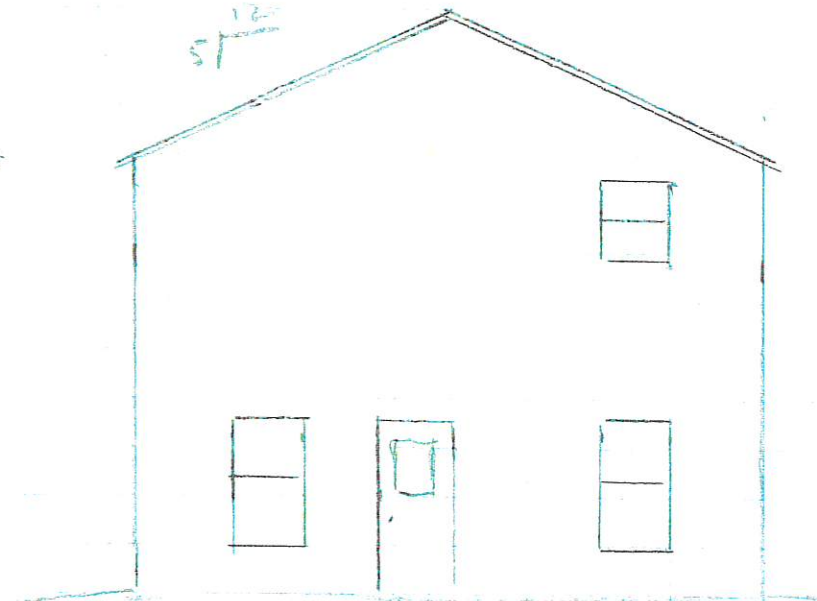
LEFT

12
75



RIGHT

51
12



FLOORS

2x10 16"OC
3/4 Plywood

WALLS

2x6 16"OC
9 25/8 8 1/8 TWH
7/16 OSB w/vapor barrier

ROOF

TRUSSES Per Design
24"OC
5/8 OSB

INTERIOR

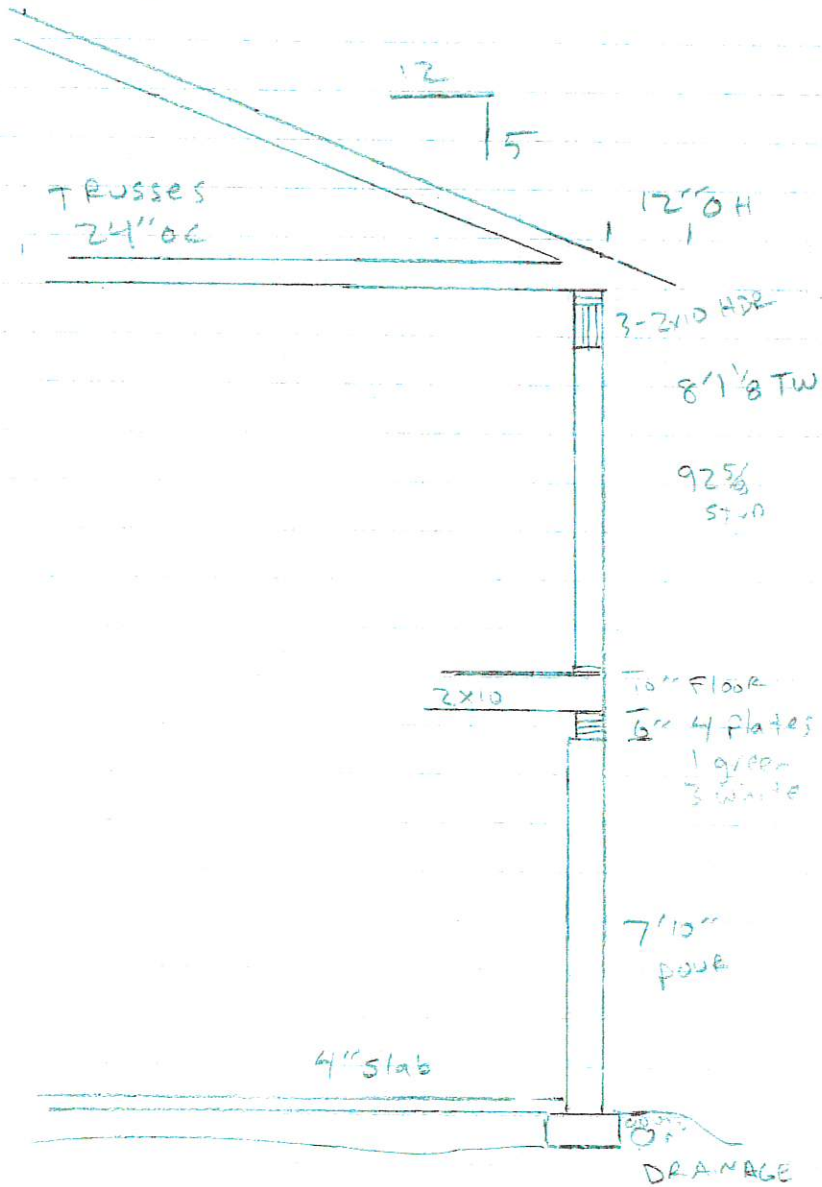
2x4 16"OC

INSULATION

ATTIC R-38 BLOWN
FLOOR R-30 BATT
WALLS R-20 BATT

DECKS

3-2x8 Beam UNDER
2x8 16"OC
RAILS AS NEEDED



Tax Map 101
Lot 58

