



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

barrplan@metrocast.net

barrplan@gmail.com

NOTICE OF DECISION

[Office use only]	Date certified:	As built received: n/a	Surety returned n/a
<p>"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.</p>			
<p>Proposal Identification: 269-7-GR-17-(2)Sub (Owner: James W. Haley) Request by applicant to subdivide a lot into 2 parcels and waivers. Proposed map 269, Lot 7.1, 1.865 acres and proposed Map 269 Lot 7, 42.7+/- acres, some of Lot 7 is in conservation, located on Old Concord Turnpike (Map 269, lot 7) in the General Residential (GR) Zoning District. By: Joel Runnals; Norway Plains Associates, PO Box 249, Rochester, NH 03866</p>			

<p>Owner: James W. Haley 366 Old Concord Turnpike Barrington, NH 03825</p> <p>Applicant (Contact): Joel D. Runnals Norway Plains Associates, Inc. PO Box 249 Rochester, NH 03866</p>	<p>Dated: 9/6/2017</p>
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Dear applicant:

This is to inform you that the Barrington Planning Board at its September 5, 2017 meeting **CONDITIONALLY APPROVED** your application referenced above.

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Board. Certification of the plans is required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please Note* If all of the precedent conditions are not met within 6 calendar months to the day, by March 6, 2018, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board. *Reference 8.2.3 of the Town of Barrington Subdivision Regulations*

Conditions Precedent

- 1)
 - a) Add the owners signature to the final plan
 - b) Add the wetland scientist stamp & signature to the final plan
 - c) Add State Subdivision Approval Number to the Plan

- 2) Add the following plan revisions to the plans
 - a) Show a proposed driveway entrance meeting the requirement of 300' of sight distance.
 - b) Label Hall Road Class V
 - c) Label Two Mile Road Class VI
 - d) Add approval block for the Nottingham Planning Board

- 3) Add the following plan notes:
 - a) Wetland Buffer Regulations apply to the entire Map 269 Lot 7 and any proposed future disturbance of the lot will require wetland delineation.
 - b) Final approval of this subdivision requires approval of the proposed subdivision by the Town of Nottingham.
 - c) Add waivers granted:
 1. 5.3.1(5) Surveyed property lines ...of the entire parcel.
 2. 5.3.1(6) Existing grades and topographic contours at intervals not exceeding two (2) feet with spot elevations where the grade is less than five percent (5%).
 3. 5.3.1(8) The estimated location of all existing structures
 4. 5.3.1(9) Natural features
 5. 5.3.1(10) Man-made features
 6. 5.3.1(11) The size and location of all existing public and private utilities, including off-site utilities
 7. 8.8 Monuments – Granite Bounds
 - d) Silt fencing is to be established at the edge of the wetland buffer prior to any disturbance of the site.

- 4)# Proper and complete survey monumentation shall be installed on the properties as a condition to final approval of the application. *Iron pins (waiver)* shall be set at the intersection of existing or proposed lot sidelines with existing proposed streets. Iron pins (pipe or rod) are to be placed at all property line corners and angles, and all points of curvature and points of tangency. Monuments for the lot being developed shall be placed not more than 300 feet apart in any straight line. The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the submitted plan. *(Reference 8.8 of the Town of Barrington Subdivision Regulations)*

- 5) Any outstanding fees shall be paid to the Town

- 6) Final Drawings (a) five sets of black line (b) plus one set of 11"X17" final approved plans. Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the plans. Note. If there are significant changes to be made to the plans, as specified above, one full size check print must be sent to the Land Use Office for review prior to producing these final drawings.

General and Subsequent Conditions

- 1) Current Use subject property or a portion of it is presently in Current Use. The applicant must provide the Town of Barrington Assessing Department current use map and/or other items needed to assure requirements of RSA-79A and the New Hampshire Department of Revenue Administrations Rules are satisfied.

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,



Marcia J. Gasses
Town Planner & Land Use Administrator

cc: File

Project Application

Land Use Department

P.O. Box 660; 333 Calef Hwy, Barrington, NH 03825 ♦ Phone: 603-664-5798 ♦ Fax: 603-664-0188

Case Number: _____ Project Name: _____ Date _____

Staff Signature required PRIOR to submittal

PRELIMINARY APPLICATION: Preliminary Conceptual Review _____ Design Review _____ Development of Regional Impact _____

FORMAL APPLICATION:

Subdivision Type: Major _____ Minor Conventional _____ Conservation _____
Site Plan Review: Major _____ Minor _____
Conditional Use Permit _____ Sign Permit _____ Boundary Line Adjustment Special Permit _____
Change of Use _____ Extension for Site Plan or Subdivision Completion _____
Amendment to Subdivision/Site Plan Approval _____ Other _____

Project Name: Subdivision for James W. Haley Area (acres or S.F.) 44.6 +/- acres

Project Address: 366 Old Concord Turnpike, Barrington, NH

Current Zoning District(s): General Residential Map(s) 269 Lot(s) 7

Request: Create 1 new lot.

The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

All contacts for this project will be made through the *Applicant* listed below.

Owner: James W. Haley

Company: _____

Phone: 603-866-9026 Fax: _____ E-mail: _____

jameswaldronhaley@gmail.com

Address: 270 Beauty Hill Road, Barrington, NH 03825

Applicant (Contact): Joel D. Runnals

Company: Norway Plains Associates, Inc.

Phone: 603-335-3948 Fax: 603-332-0098 E-mail: jrunnals@norwayplains.com

Address: PO Box 249, Rochester, NH 03866

Architect: _____

Company: _____

Phone: _____ Fax: _____ E-mail: _____

Address: _____

Land Surveyor: Joel D. Runnals, LLS

Company: Norway Plains Associates, Inc.

Phone: _____ Fax: _____ E-mail: _____

Address: _____

Owner Signature _____

Joel D. Runnals
Applicant Signature

Staff Signature _____

Date _____

APPLICATION AGREEMENT

I hereby apply for Subdivision Plan Review and acknowledge I will comply with all of the ordinances of the Town Of Barrington, New Hampshire State Laws, as well as any stipulations of the Planning Board; in development and construction of this project. I understand that if any of the subdivision Plan or Application specifications are incomplete, the Application will be considered rejected.

In consideration for approval and the privileges accruing thereto, the subdivider thereby agrees:

- E. To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions which become apparent during construction of the subdivision.
- E. To post all streets "Private" until accepted by the Town and to provide and install street signs as approved by the Selectmen of the Town for all street intersections.
- E. To give the Town on demand, proper deeds for land or rights-of-way reserved on the plat for streets, drainage, or other purposes as agreed upon.
- E. To save the Town harmless from any obligation it may incur or repairs it may make, because of my failure to carry out any of the foregoing provisions.
- E. Mr/Mrs ^{JOEL} RUNNALS of NORWAY PLAINS to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: _____

Signature of Developer: _____

Technical Review Signatures: _____

Town Engineer/Planner Approval Signature: _____ The owners, by the filing of this application as indicated above, hereby give permission for any member of the Barrington Planning Board, the Town Engineer, The Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, test and inspections as may be appropriate.

Applicant: _____ Case # _____

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

This checklist is intended to assist applicants in preparing a complete application for subdivision as required by the Barrington Subdivision Regulations and must be submitted along with all subdivision applications. An applicant seeking subdivision approval shall be responsible for all requirements specified in the Barrington Subdivision Regulations even if said requirements are omitted from this checklist.

An applicant seeking subdivision approval shall be responsible for providing all the information listed in the column below entitled "Subdivision" and should place an "x" in each box to indicate that this information has been provided. If an item is considered unnecessary for certain applications the "NA" box should be marked instead indicating "Not Applicable". Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

Check The Appropriate Box or Boxes Below:					
<input type="checkbox"/> Lot Line Relocation See Section I & II	<input type="checkbox"/> Site Plan See Sections I & II	<input checked="" type="checkbox"/> Subdivision Plan See Sections I, II, III, IV & V			
			Provided	NA	
Section I:					
General Requirements					
1. Completed Application Form			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Complete abutters list			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Payment of all required fees			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Five (5) full size sets of plans and six (6) sets of plans 11" by 17" submitted with all required information in accordance with the subdivision regulations and this checklist			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Copies of any proposed easement deeds, protective covenants or other legal documents			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Any waiver request(s) submitted with justification in writing			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Technical reports and supporting documents (see Sections IX & X of this checklist)			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Completed Application Checklist			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Section II:					
General Plan Information					
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Title block information:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Drawing title			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Name of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Location of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Tax map & lot numbers of subject parcel(s)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	

ABUTTERS LIST

JAMES W. HALEY – SUBDIVISION OF MAP 269, LOT 7
HALL ROAD & TWO MILE ROAD – BARRINGTON, NH

<u>MAP/LOT:</u>	<u>APPLICANT:</u>	<u>NAME & MAILING ADDRESS</u>	
269/7	James W. Haley	366 Old Concord Turnpike	Barrington, NH 03825

BARRINGTON ABUTTERS:

<u>MAP/LOT:</u>	<u>NAME</u>	<u>MAILING ADDRESS</u>	
267/13	Barrington Oaks Coop Inc.	5 Barrington Oaks MHP	Barrington, NH 03825
267/13 #31	Billy B. & Donna M. Brown	8 Goldfinch Drive	Barrington, NH 03825
267/13 #57	Robert & Jeanne Huffman	PO Box 349	Barrington, NH 03825
267/13 #58	Mikaela A. Ritter	56 Cardinal Way	Barrington, NH 03825
267/13 #59	Lisa M. Duquette-Cory	76 Cardinal Way	Barrington, NH 03825
267/13 #60	Fern B. Letourneau	84 Cardinal Way	Barrington, NH 03825
267/13 #61	Stephen Duval & Jody Hicking	11 Goldfinch Road	Barrington, NH 03825
267/13 #62	Sandra R. Snow Rev Trust	3 Goldfinch Road	Barrington, NH 03825
267/14	Dennis & Ann Kost	581 Hall Road	Barrington, NH 03825
267/24	James S. Smith	117 Highland Ridge Road	Barrington, NH 03825
267/25	Sheila & George Mahon	9 Highland Ridge Road	Barrington, NH 03825
267/36	Clifford & Michelle Byrd	6 Highland Ridge Road	Barrington, NH 03825
267/42	UNH Asst VP Facilities	22 Colovas Road	Durham, NH 03824
269/04	Keenan Al Hojerry	7 Sinclair Drive	Exeter, NH 03833
269/05	John & Ruth Lamontagne	124 Highland Ridge Road	Barrington, NH 03825
269/08	James & Carina Haley	366 Old Concord Turnpike	(Applicant)

NOTTINGHAM ABUTTERS:

<u>MAP/LOT:</u>	<u>NAME</u>	<u>MAILING ADDRESS</u>	
06/12	Curwood Revocable Trust		
	Stephen T. Curwood, Trustee	102 Mitchell Road	Nottingham, NH 03290
06/14	James W. & Carina C. Haley		(Applicant)
06-15	James W. Haley		(Applicant)
06-15-2	James W. Haley		(Applicant)
06/16	Hollis Burgess		
	Karen Robertson, Trustee	103 South Street	Concord, NH 03301
06/22	Haley Grandchildren Trust		
	James W. Haley & Vanessa Haley-Rizzo, Trustees	PO Box 7893	Nashua, NH 03060-7893

PROFESSIONAL CONTACTS:

Agent:	Joel Runnals, LLS	Norway Plains Associates, Inc. PO Box 249 Rochester, NH 03866-0249
C.W.S.	Marc Jacobs, CWS, CSS	P. O. Box 417 Greenland, NH 03840-0417
Other:	Town of Nottingham	Planning Board 139 Stage Road Nottingham, NH 03290

5.3.2 Proposed Site Conditions


5.3.2(16) Monuments

We are requesting that only the proposed lots lines be monumented and those monuments be either re-bars or drill holes and not bounds.

Reason: All the proposed corners are near stonewalls and the time and cost to set bounds would not be reasonable.

Please contact me with any questions or concerns regarding these waivers.
Respectfully Submitted

Norway Plains Associates, Inc.


Joel D. Runnals, LLS

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS – SEPTIC DESIGNERS- ENGINEERS

31 Mooney St.
P.O. Box 268
Alton, NH 03809
Telephone & Fax (603) 875-3948
NH (800) 479-3948

2 Continental Blvd. (03867)
P. O. Box 249
Rochester, NH 03866-0249
Telephone (603) 335-3948
Fax (603) 332- 0098

August 8, 2017

Test Pit Logs for Jim Haley
Hall Road
Barrington, NH

Test Pits were dug on July 26, 2017

Test Pit #1

0-6"

10 YR 3/3 SANDY LOAM

6-20"

7.5YR 5/6 SANDY LOAM, GRANULAR, FRIABLE

20-48"

2.5Y 6/3 FINE SAND FIRM IN PLACE WITH REDOX

48-72"

10YR 5/4 MOIST SAND

OBSERVED WATER @ 66"

SHWT @ 20"

Test Pit #2

0-6"

10 YR 3/3 SANDY LOAM

6-20"

7.5YR 5/6 SANDY LOAM, GRANULAR, FRIABLE

20-48"

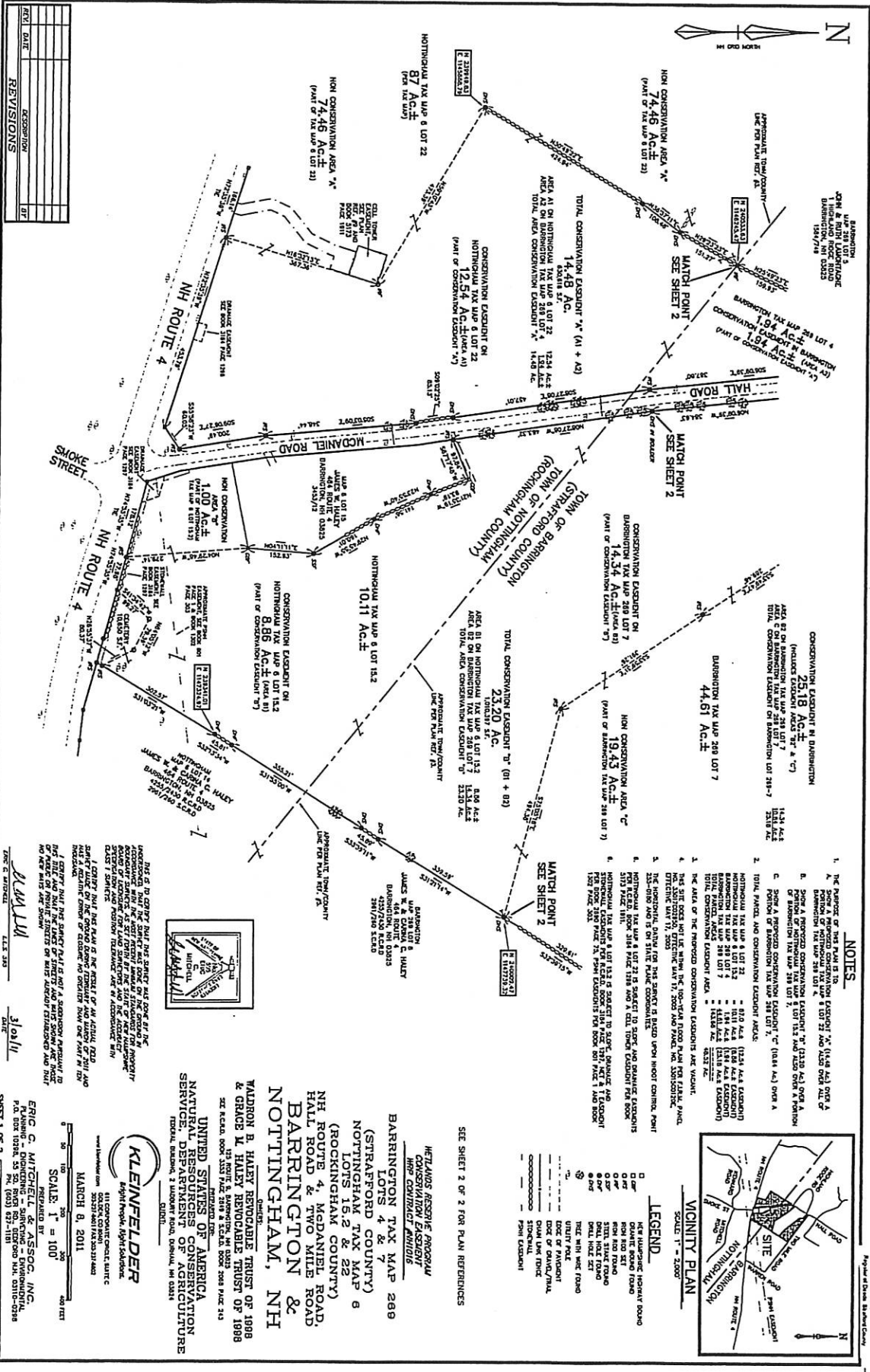
2.5Y 6/3 FINE SAND FIRM IN PLACE WITH REDOX

48-72"

10YR 5/4 MOIST SAND

OBSERVED WATER @ 66"

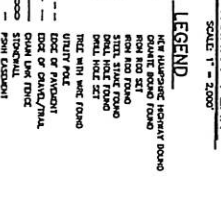
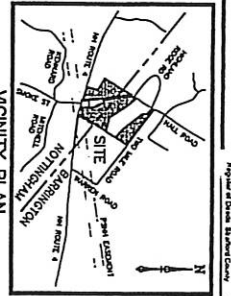
SHWT @ 20"



REV.	DATE	DESCRIPTION

NOTES

- THE PURPOSE OF THIS PLAN IS TO DEFINE THE BOUNDARIES OF THE CONSERVATION EASEMENT IN BARRINGTON TAX MAP 269, LOTS 4, 7, 16, 22, 23 AND ALSO OVER A PORTION OF BARRINGTON TAX MAP 269 LOT 7.
- THE CONSERVATION EASEMENT SHALL BE THE BOUNDARIES SHOWN ON THIS PLAN AND ALSO OVER A PORTION OF BARRINGTON TAX MAP 269 LOT 7.
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VALENTIN B. HALEY REVOCABLE TRUST OF 1998
 & GRACE L. HALEY REVOCABLE TRUST OF 1998
 SEE EXHIBIT A AND B FOR COMPLETE LIST OF PROPERTY
 SEE EXHIBIT C FOR COMPLETE LIST OF PROPERTY

UNITED STATES OF AMERICA
 NATHANIEL BESORGENS CONSERVATION SERVICE
 FEDERAL BUILDING, 2 BROADWAY, DANFORTH, NH 03824
 TEL: 603/881-1181

ERIC C. MITCHELL & ASSOC., INC.
 PREPARED BY
 P.O. BOX 1098, 55 WEST STREET, DORSET, NH 03824
 TEL: (603) 424-1181

MARCH 8, 2011

SCALE 1" = 100'



I CERTIFY THAT THE SURVEY HAS BEEN MADE BY ME OR UNDER MY SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NEW HAMPSHIRE AND THAT I AM NOT PROVIDING THIS SERVICE AS AN ASSOCIATE SURVEYOR OR AS A PART OF MY EMPLOYMENT WITH ANOTHER SURVEYOR OR FIRM.

DATE: 3/8/11

DATE: 3/8/11

NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS – SEPTIC DESIGNERS- ENGINEERS

31 Mooney St.
P.O. Box 268
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2.5Y 6/3 FINE SAND FIRM IN PLACE WITH REDOX

48-72"

10YR 5/4 MOIST SAND

OBSERVED WATER @ 66"

SHWT @ 20"

Percolation Rate: 12 minutes per inch

Test Pit #2

0-6"

10 YR 3/3 SANDY LOAM

6-20"

7.5YR 5/6 SANDY LOAM, GRANULAR, FRIABLE

20-48"

2.5Y 6/3 FINE SAND FIRM IN PLACE WITH REDOX

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OBSERVED WATER @ 66"

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