



683C First New Hampshire Turnpike, Northwood, NH 03261
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**Town of Barrington, NH
Town Planner & Land Use Administrator
Marcia J. Gasses
PO Box 660
333 Calef Highway
Barrington, NH 03825**

Date: 8-21-2014

Re: 224-1-NR-14-Sub (W. Paul Cullen-Cullen Woods) Request by applicant for a 11 Lot Single Family Subdivision, a waiver for underground utilities on a 48+/- acre lot on Smoke Street in the Neighborhood Residential (NR) Zoning District. By: Michael Garrepy, Tuck Realty Corp; 34 Raeder Drive; Stratham, NH 03885

Below you will find responses in **BOLD** to a review letter received August 4, 2014 prepare by The Town of Barrington planning department.

1. Applicant has notified the Land Use Office they have had further wetland delineation done and will not need a 9.6 for the driveway for Lot #1.

Response: No response required.

2. Driveways to Lots 2,4,6,9 on plan set dated July 16, 2014 as presented will require a special Exception under 4.1.2 of the Town of Barrington Zoning Ordinance. The Zoning Board of Adjustment may permit, by Special Exception, that a different side of the property be used for access because site constraints make using the otherwise required frontage inconsistent with protecting the safety, health and welfare of the public.

Response: Driveways have been revised and the driveway for Lot 2 is the only driveway we requested and received a special exception for. Special Exception was approved in August 20, 2014 for the driveway to access lot 2 to be located on the frontage of lot 3.

3. Remove Highway Commercial Overlay District (HCO) from sheet 3 of 13.

Response: The reference to Highway Commercial District (HCO) has been removed from noted sheet.

4. Add State subdivision approval to the final plan.

Response: NHDES State Subdivision approval number will be added to the final plan.

5. Dimension the pavement width of Smoke Street.

Response: A pavement width note has been added to sheets 8 & 9.

6. Designate each proposed lot by Map and Lot numbers as provided by the assessor.

Response: All proposed lots have been labeled with the approved Map & Lot numbers provided by the assessor.

7. The area of the neck for lots 4 & 10 must be deducted from the area on sheet 8 of 13.

Response: Labels have been added to sheets 4,5,6 & 8 of 13 referencing the area of the neck for the back lots.

8. State contiguous uplands for each lot on sheet 8 of 13.

Response: Contiguous areas, in addition to other calculations, have been added to sheet 8 of 13.

9. Provide a draft easement in favor of the Town of Barrington for the fire pond this would also require acceptance by the Selectmen.

Response: Proposed fire protection has been altered from gaining access to the fire pond to installation of a cistern as shown on sheets 8 & 9 of 13.

10. The Selectmen would need to vote to accept the open space.

Response: Selectmen will be contact to review open space.

11. The application appears to be complete. The Board should consider accepting the application so that they may begin discussion on the details of the proposed subdivision.

Response: Application was accepted at the August 5, 2014 Planning Board meeting.

If you have any questions or comments on the above referenced project please don't hesitate to contact me at scott@brownengineeringllc.com or 603-833-5913.

**Best Regards,
Scott R. Frankiewicz, LLS
Brown Engineering & Surveying, LLC
Co-Owner**