

PLAN REFERENCES:

- 1) "REVISED BOUNDARY PLAN ARMAND COURIERE ESTATE AND OAK HILL ASSOCIATES BARRINGTON, N.H. DREW ASSOCIATES S.C.R.D. PLAN #178-130 DATED: MAY 1981
- 2) "PLAN OF LAND HENRY JOHN BATEMAN BARRINGTON, N.H. DREW ASSOCIATES S.C.R.D. PLAN #224-93 DATED: JANUARY, 1981
- 3) "PLAN OF LAND MICHAEL MURRAY BARRINGTON, N.H. DREW ASSOCIATES S.C.R.D. PLAN #258-7 DATED: FEBRUARY, 1999
- 4) "LOT LINE ADJUSTMENT WOOD ROAD TAX MAP 7, BARRINGTON, N.H. BY LITTLE RIVER SURVEY COMPANY S.C.R.D. PLAN #87-91 DATED: JULY, 2002
- 5) "PROPOSED SUBDIVISION LAND OF E. GRACE COURIERE WOOD ROAD BARRINGTON, N.H. DREW ASSOCIATES S.C.R.D. PLAN #203-152 FILE NO. DB 2003-152
- 6) "PROPOSED SUBDIVISION LAND OF E. GRACE COURIERE WOOD ROAD BARRINGTON, N.H. BY BERRY SURVEYING & ENGINEERING S.C.R.D. PLAN #75-64 & 75-65 DATED: APRIL 7, 2004
- 7) "BOUNDARY SURVEY FOR GEORGE CALIF MERRY HILL ROAD BARRINGTON, N.H. TAX MAP 117 LOT 46" BY BERRY SURVEYING & ENGINEERING S.C.R.D. PLAN #254-7 DATED: FEBRUARY, 1999
- 8) "CONSERVATION EASEMENT PLAN STONEHOUSE FOREST NH ROUTES 9 & 202, GORCKET LAKE BARRINGTON, N.H. BY BERRY SURVEYING & ENGINEERING S.C.R.D. BOOK #453, PAGE 425 BY ERIC C MITCHELL & ASSOC. INC. DATED: SEPTEMBER 13, 2017

SPECIAL EXCEPTION GRANTED:

SPECIAL EXCEPTION TO ARTICLE 4, SECTION 1.3 TO ALLOW SHARED ACCESS POINT AND SHARED DRIVEWAYS.

9.6 APPLICATION GRANTED:

SPECIAL PERMIT FOR CONSTRUCTION IN WETLAND BUFFER. APPROVED BY PLANNING BOARD ON MAY 6TH, 2025

WATER REQUIREMENTS

- 1) REGULATION 11.2(4) THE LOT LENGTH TO WIDTH RATIO SHOULD GENERALLY NOT EXCEED 3:1.
 - 2) REGULATION 11.2(1) LOT COVERED BY MORE THAN 3 LOTS.
 - 3) REGULATION 12.2(6) COMMON DRIVERS SERVING MORE THAN 3 LOTS.
 - 4) REGULATION 12.4(1) COMMON DRIVERS SERVING MORE THAN 3 LOTS.
 - 5) REGULATION 12.4(2) COMMON DRIVERS ON COMMON BOUNDARY LINES.
- WATERS WERE APPROVED BY THE TOWN OF BARRINGTON PLANNING BOARD ON MAY 6TH, 2025

- LEGEND:**
- 3/4" REBAR W/ ID CAP -SET-, JULY 2025
 - 1/2" REBAR W/ EASMENT CAP -SET-, JULY 2025
 - DRILL HOLE -FND OR SET-
 - IRON BOUND/REBAR -FND-
 - IRON PIPE -FND-
 - GRANITE BOUND -FND-
 - BS&E BOUND -FND-
 - GUY WIRE/POLE
 - STONEWALL
 - BUILDING SETBACK LINE
 - PROPOSED EASEMENT LINE
 - PROPOSED PROPERTY LINE
 - FND FOUND
 - TBS TO BE SET
 - STRAFFORD COUNTY REGISTRY OF DEEDS S.C.R.D.

NOTES:

1) OWNER: JOSEPH FALZONE 78 EMERY LAKE STRATHAM, NH 03885

APPLICANT: 13-MONTH, LLC 78 EMERY LAKE STRATHAM, NH 03885

2) TAX MAP 297, LOT 29-1

3) LOT AREA: 1,560,753 Sq. Ft., 35.83 Ac.
 TOTAL UPLAND AREA: 890,429 Sq. Ft., 20.44 Ac.

4) S.C.R.D. BOOK 5226, PAGE 147-156

5) ZONING: GENERAL RESIDENTIAL DISTRICT

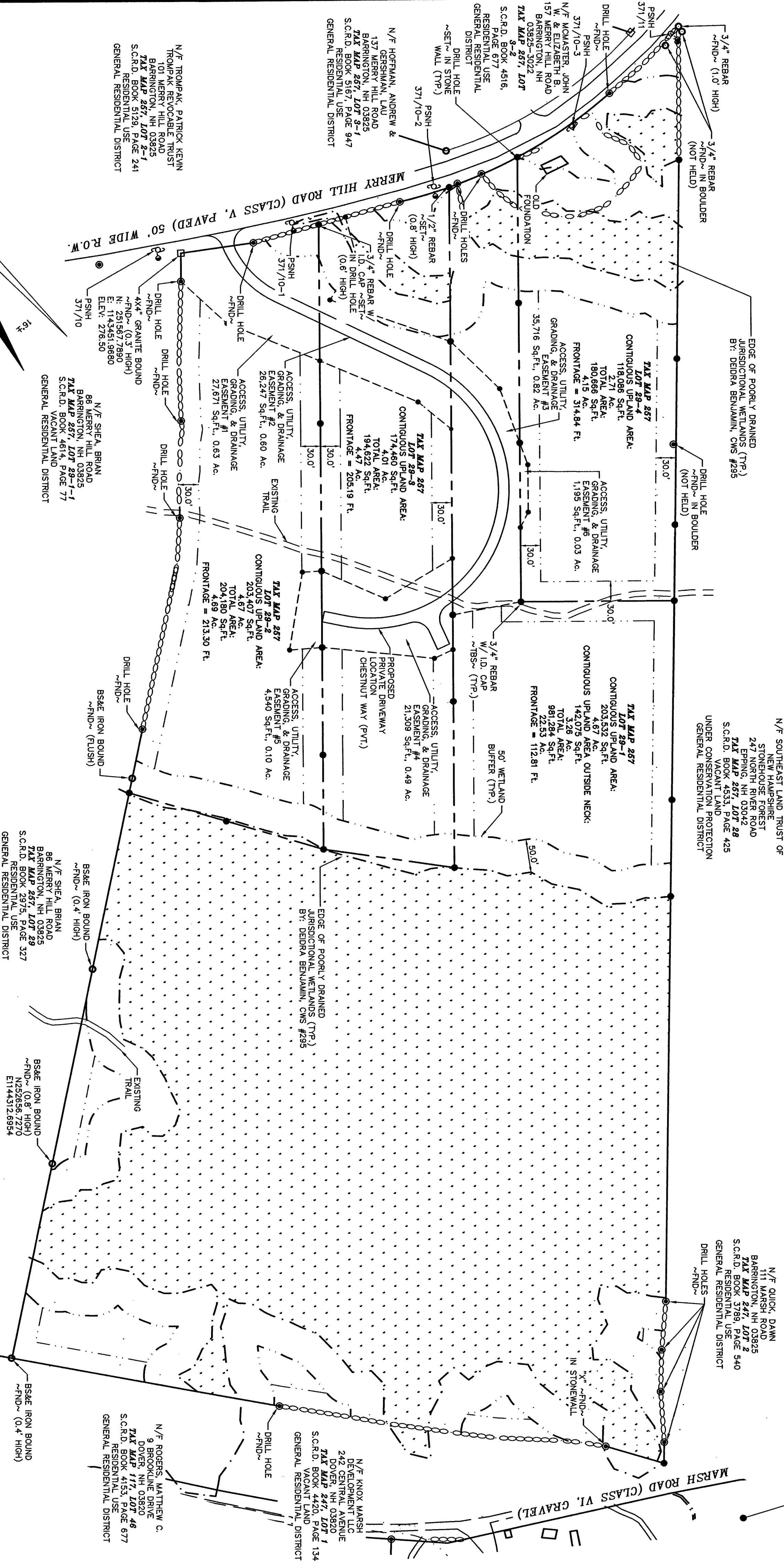
MINIMUM FRONTAGE: ~ 200 FT.
 MINIMUM LOT SIZE: ~ 80,000 Sq. Ft.
 FRONT SETBACK: ~ 40 FT.
 SIDE SETBACK: ~ 30 FT.
 MAX. BUILDING HEIGHT: 35'
 MAX. LOT COVERAGE: 40%

WETLANDS PROTECTION DISTRICT OVERLAY:
 BUFFER AREA: 50'

LOCUS MAP BARRINGTON, N.H. NOT TO SCALE

PARCEL LOCATION: MERRY HILL ROAD

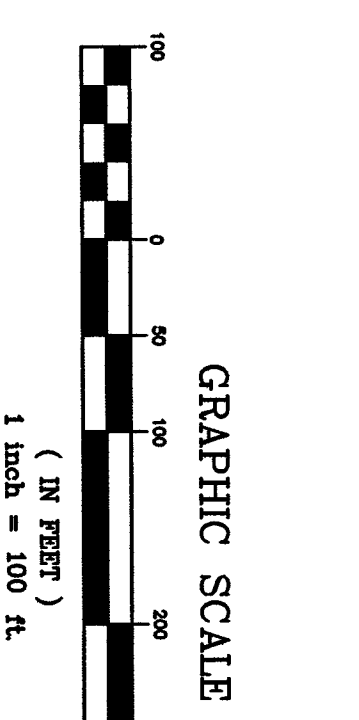
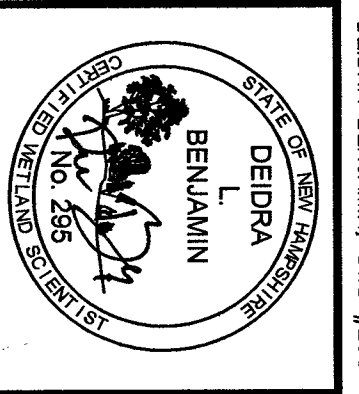
ADJACENT PARCELS: YOUNG ROAD, BEAUTY HILL ROAD, SWANS LAKE, FRANCE ROAD



WETLAND NOTES:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHERN AND NORTHEAST REGION. (VERSION 2.0) JANUARY 2002. HISTORIC SOILS IN THE UNITED STATES: A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS. VERSION 8.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2016).
2. NATIONAL WETLAND PLANT LIST (CURRENT VERSION).
3. THE SITE WAS EVALUATED FOR VERNAL POOLS. NONE WERE FOUND.

DEIDRA BENJAMIN, CWS #295

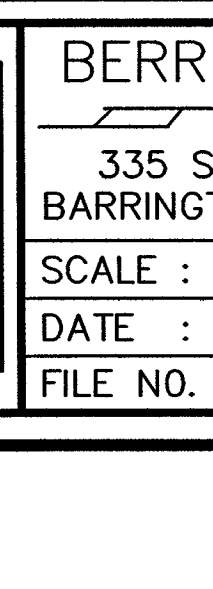


I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H., 00-00-00 OF THE TOWN OF BARRINGTON N.H. - 11-10-2000-

CHRISTOPHER R. BERRY, L.L.S. 1624 DATE: 8-15-25

FOR PLANNING BOARD APPROVAL PURPOSES:
-APPROVED-
 PLANNING BOARD
 BARRINGTON, NH

Date: 9/25/2025
 Chairman: [Signature]



- 1) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGHOUT THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES.
- 2) DURING CONSTRUCTION, THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES SHALL BE REVIEWED BY THE SURVEYOR TO ENSURE THAT ADDITIONAL WORK ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- 3) ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 4) IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 678:13, ALL IMPROVEMENTS SPECIFIED ON THESE SUBDIVISION PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF BARRINGTON PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 5) THESE SUBDIVISION APPROVAL HAS BEEN GRANTED FOR LOTS 29-2, 29-3, & 29-4. AOD ESA #54202907702.
- 6) NO PORTION OF ANY NEW DRIVEWAY MAY BE STEEPER THAN 10% GRADE PER DRIVEWAY DESIGN PLANS ENCLOSED HEREWITH.
- 7) THERE WERE NO CHEMISTRIES OBSERVED ON THE PARCEL WHEN THE FIELD WORK WAS TAKING PLACE IN SUMMER OF 2024.
- 8) ANY FURTHER SUBDIVISION OF THE PARCELS SHOWN WILL REQUIRE A SYSTEM BE INSTALLED.
- 9) THE PROJECT PROPOSES A DRIVEWAY TO GAIN ACCESS TO THE FOUR PARCELS SHOWN. THIS DRIVEWAY WILL NEVER BE ACCEPTED BY THE TOWN OF BARRINGTON AS A TOWN ROAD. A DRIVEWAY AGREEMENT ADDRESSING MAINTENANCE OF THE ACCESS AND ASSOCIATED DRAINAGE FEATURES IS REQUIRED FOR THIS PROJECT. THE DRIVEWAY AGREEMENT SHOULD BE REVIEWED FOR THE REQUIREMENTS OF THE STORMWATER FEATURES ON THE PROJECT SITE.
- 10) THE PROJECT PROPOSES A DRIVEWAY TO GAIN ACCESS TO THE FOUR PARCELS SHOWN. THIS DRIVEWAY WILL NEVER BE ACCEPTED BY THE TOWN OF BARRINGTON AS A TOWN ROAD. A DRIVEWAY AGREEMENT ADDRESSING MAINTENANCE OF THE ACCESS AND ASSOCIATED DRAINAGE FEATURES IS REQUIRED FOR THIS PROJECT. THE DRIVEWAY AGREEMENT SHOULD BE REVIEWED FOR THE REQUIREMENTS OF THE STORMWATER FEATURES ON THE PROJECT SITE.
- 11) REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGHOUT THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES.
- 12) DURING CONSTRUCTION, THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES SHALL BE REVIEWED BY THE SURVEYOR TO ENSURE THAT ADDITIONAL WORK ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- 13) ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 14) IN ACCORDANCE WITH TOWN REGULATIONS AND RSA 678:13, ALL IMPROVEMENTS SPECIFIED ON THESE SUBDIVISION PLANS SHALL BE CONSTRUCTED, COMPLETED, INSPECTED AND APPROVED BY THE TOWN OF BARRINGTON PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 15) THESE SUBDIVISION APPROVAL HAS BEEN GRANTED FOR LOTS 29-2, 29-3, & 29-4. AOD ESA #54202907702.
- 16) NO PORTION OF ANY NEW DRIVEWAY MAY BE STEEPER THAN 10% GRADE PER DRIVEWAY DESIGN PLANS ENCLOSED HEREWITH.
- 17) THERE WERE NO CHEMISTRIES OBSERVED ON THE PARCEL WHEN THE FIELD WORK WAS TAKING PLACE IN SUMMER OF 2024.
- 18) ANY FURTHER SUBDIVISION OF THE PARCELS SHOWN WILL REQUIRE A SYSTEM BE INSTALLED.

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863

SCALE: 1 IN. EQUALS 100 FT.
 DATE: NOVEMBER 26, 2024
 FILE NO.: DB 2024 - 072

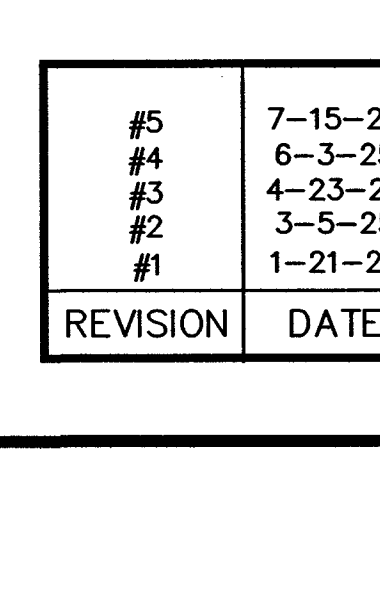
OVERVIEW SUBDIVISION PLAN

FOR 12-MONTH LLC LAND OF JOSEPH FALZONE
 MERRY HILL ROAD & MARSH ROAD
 BARRINGTON, N.H.
 TAX MAP 297, LOT 29-1

REVISION	DATE	DESCRIPTION
#5	7-15-25	PER NOTICE OF DECISION REVISED ROAD NAME
#4	6-3-25	REVISED PER CMA ENGINEERS REVIEW
#3	4-23-25	REVISED PER PLANNING BOARD REQUEST
#2	3-5-25	UPDATED PLANS WITH 2 DRIVEWAYS
#1	1-21-25	

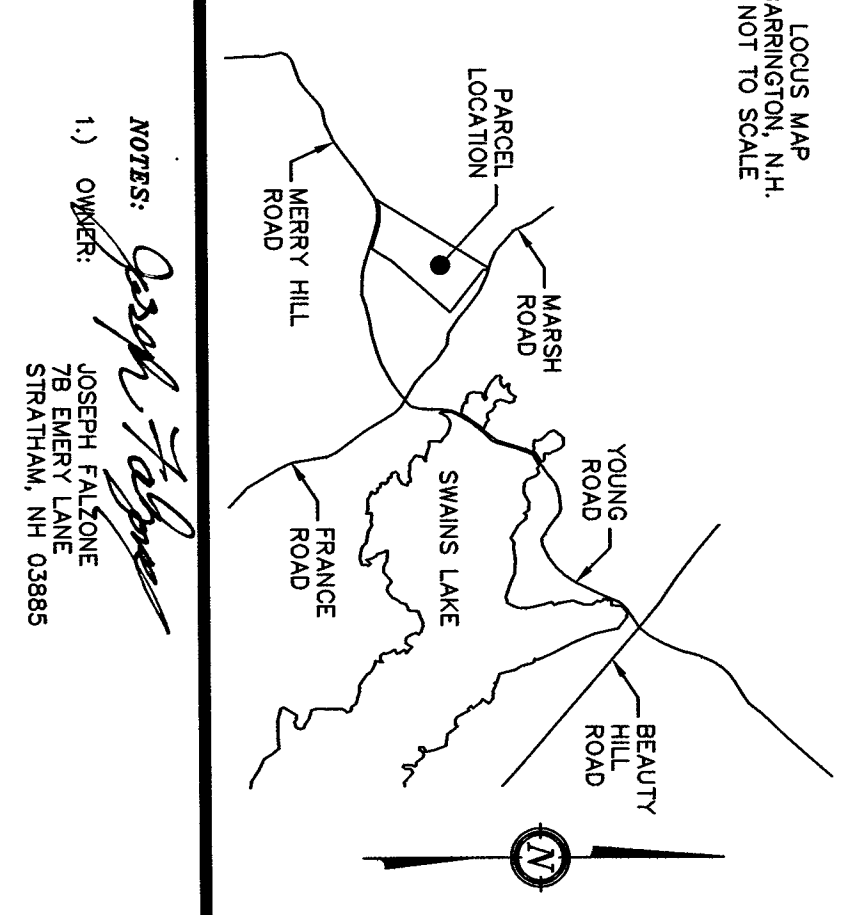
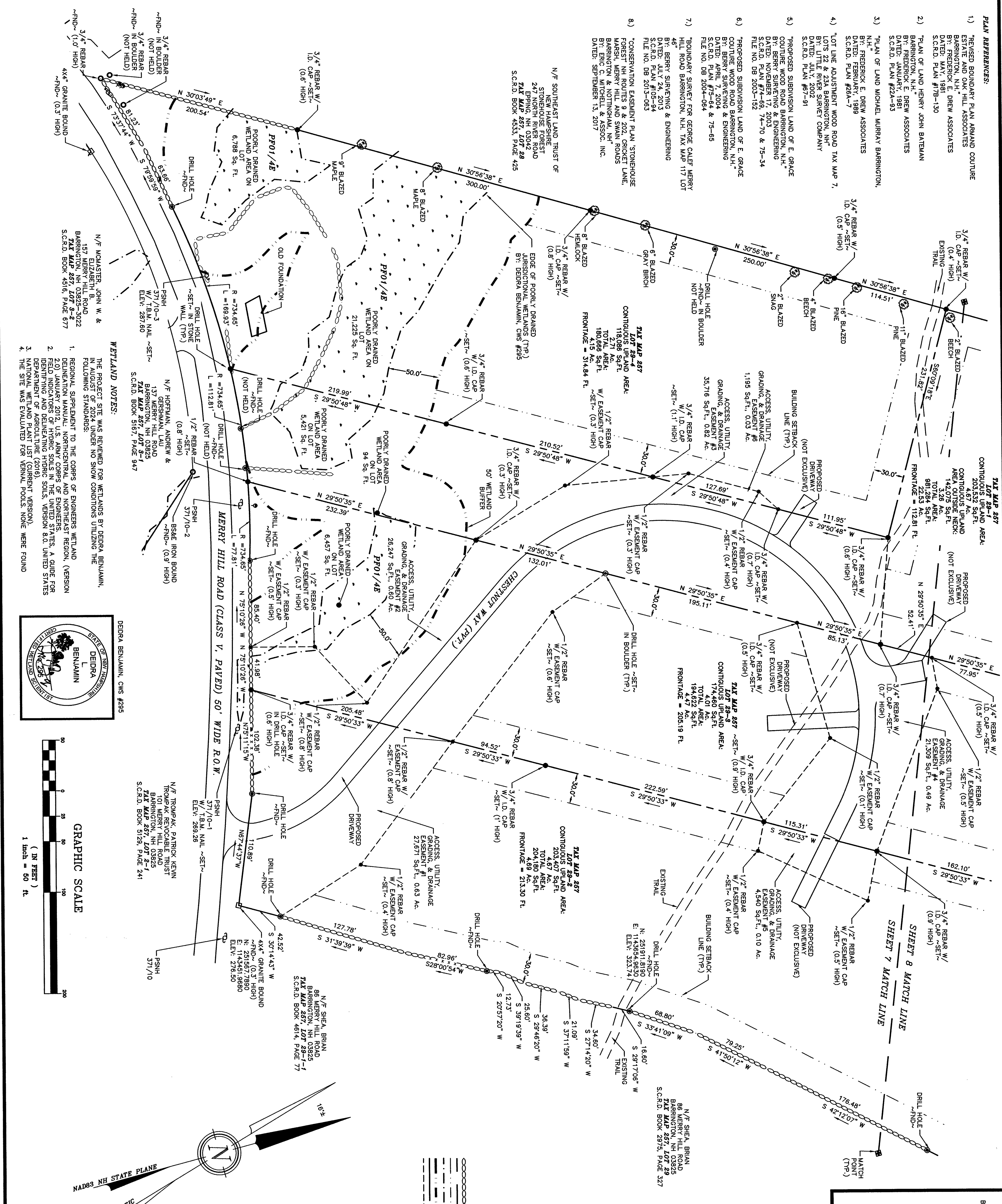
FOR PLANNING BOARD APPROVAL PURPOSES:
-APPROVED-
 PLANNING BOARD
 BARRINGTON, NH

Date: 9/25/2025
 Chairman: [Signature]



PLAN REFERENCES:

- 1) "REVISED BOUNDARY PLAN ARMAND COULTEUR ESTAB AND OAK HILL ASSOCIATES BARRINGTON, N.H." BY: FREDERICK E. DEWE ASSOCIATES S.C.R.D. PLAN #178-130
- 2) "PLAN OF LAND HENRY JOHN BATEMAN BARRINGTON, N.H." BY: FREDERICK E. DEWE ASSOCIATES S.C.R.D. PLAN #224-95
- 3) "PLAN OF LAND MICHAEL MURRAY BARRINGTON, N.H." BY: FREDERICK E. DEWE ASSOCIATES S.C.R.D. PLAN #254-7
- 4) "LOT LINE ADJUSTMENT WOOD ROAD TAX MAP 7, LOTS 22 & 23A BARRINGTON, NH DATED JULY 17, 2003 S.C.R.D. PLAN #97-91
- 5) "PROPOSED SUBDIVISION LAND OF E. GRACE SCOUTER WOOD ROAD BARRINGTON, NH DATED NOVEMBER 17, 2003 S.C.R.D. PLAN #74-69 74-70 & 75-34 FILE NO. DB 2003-152
- 6) "PROPOSED SUBDIVISION LAND OF E. GRACE SCOUTER WOOD ROAD BARRINGTON, NH" BY: BERRY SURVEYING & ENGINEERING S.C.R.D. PLAN #73-64 & 75-65 FILE NO. DB 2004-094
- 7) "BOUNDARY SURVEY FOR GEORGE CALEF MERRY HILL ROAD BARRINGTON, N.H. TAX MAP 117 LOT 46" BY: BERRY SURVEYING & ENGINEERING S.C.R.D. PLAN #105-94 FILE NO. DB 2013-063
- 8) "CONSERVATION EASEMENT PLAN 'STONEHOUSE FOREST' HILLY ROUTES 9A & SWAN ROADS BARRINGTON & NOTTINGHAM, NH" BY: ERIC C. MITCHELL & ASSOC. INC. DATED: SEPTEMBER 13, 2017



LOCUS MAP
BARRINGTON, N.H.
NOT TO SCALE

NOTES:
1) OWNER: JOSEPH FALZONE
78 EMERY LANE
STRATHAM, NH 03885

APPLICANT:
12-MONTH, LLC
78 EMERY LANE
STRATHAM, NH 03885

2) TAX MAP 257, LOT 29-1
3) LOT AREA: 1,560,733 SQ. FT., 35.83 AC.
4) S.C.R.D. BOOK 5226, PAGE 147-156
5) ZONING: GENERAL RESIDENTIAL DISTRICT
MINIMUM LOT SIZE ~ 80,000 SQ. FT.
FRONT SETBACK ~ 40'
REAR SETBACK ~ 30'
SIDE SETBACK ~ 20'
MAX. LOT COVERAGE: 40%

WETLANDS PROTECTION DISTRICT OVERLAY:
BUTTER AREA ~ 50'

6) THE INTENT OF THIS PLAN IS TO SHOW A DETAILED VIEW OF A SUBDIVISION OF TAX MAP 257, LOT 29-1.
7) SEE OVERVIEW SUBDIVISION SHEET FOR COMPLETE LIST OF ADJUTERS, PLAN REFERENCES AND NOTES.

LEGEND:
● 3/4" REBAR W/ ID CAP ~SET~ JULY 2025
○ 1/2" REBAR W/ EASEMENT CAP ~SET~ JULY 2025
○ DRILL HOLE ~FND OR SET~
○ IRON BOUND/REBAR ~FND~
○ GRANITE BOUND ~FND~
○ UTILITY POLE
○ MATCH POINT

--- SYDNEYVILLE
--- BUILDING SETBACK LINE
--- POORLY DRAINED WETLANDS
--- 50' WETLAND BUFFER LINE
--- PROPOSED EASEMENT LINE
--- RND FOUND
--- TYPICAL
--- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

FOR PLANNING BOARD APPROVAL PURPOSES:
PLANNING BOARD
APPROVED
File Number: 257-281-6A-25 (Sub 4)
Date: 11/26/2024

I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON N.H. -1:10,000-
CHRISTOPHER R. BERRY L.L.S. 1824 DATE 11/26/2024

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 50 FT.
DATE : NOVEMBER 26, 2024
FILE NO. : DB 2024 - 072

DETAIL SUBDIVISION PLAN SOUTH

FOR
12-MONTH LLC
LAND OF
JOSEPH FALZONE
MERRY HILL ROAD & MARSH ROAD
BARRINGTON, N.H.
TAX MAP 257, LOT 29-1

PER NOTICE OF DECISION
REVISED ROAD NAME
REVISED PER CMA ENGINEERS REVIEW
REVISED PER PLANNING BOARD REQUEST
UPDATED PLANS WITH 2 DRIVEWAYS

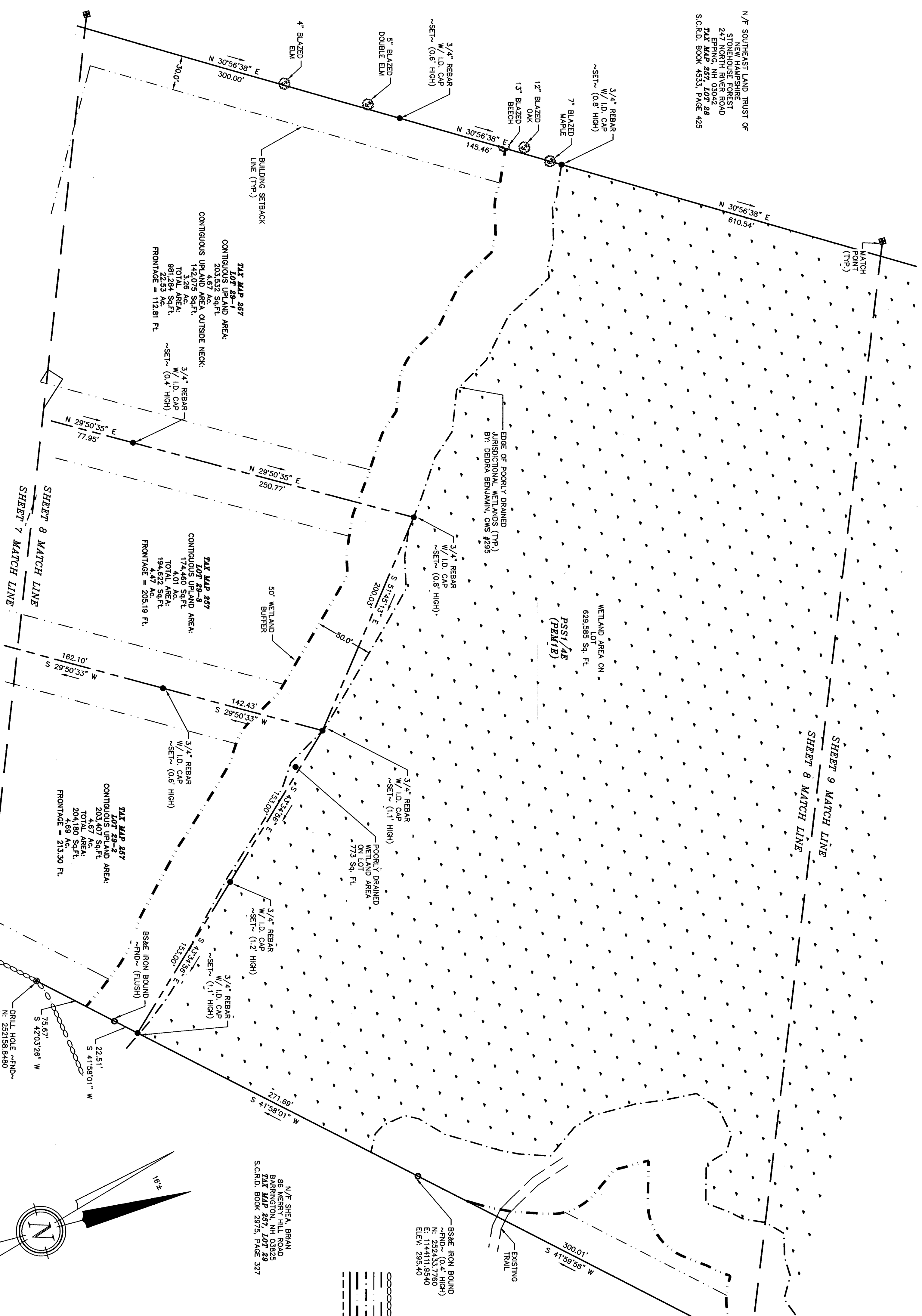
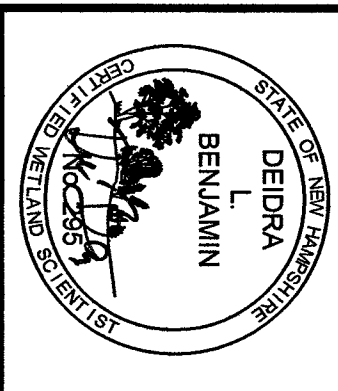
REVISION	DATE	DESCRIPTION
#1	7-15-25	
#2	6-3-25	
#3	4-23-25	
#4	3-5-25	
#5	1-21-25	

N/F SOUTHEAST LAND TRUST OF
 NEW HAMPSHIRE
 STONEHOUSE FOREST
 247 NORTH RIVER ROAD
 FARMINGHAM, NH 03825
 TAX MAP 257, LOT 29
 S.C.R.D. BOOK 4533, PAGE 425

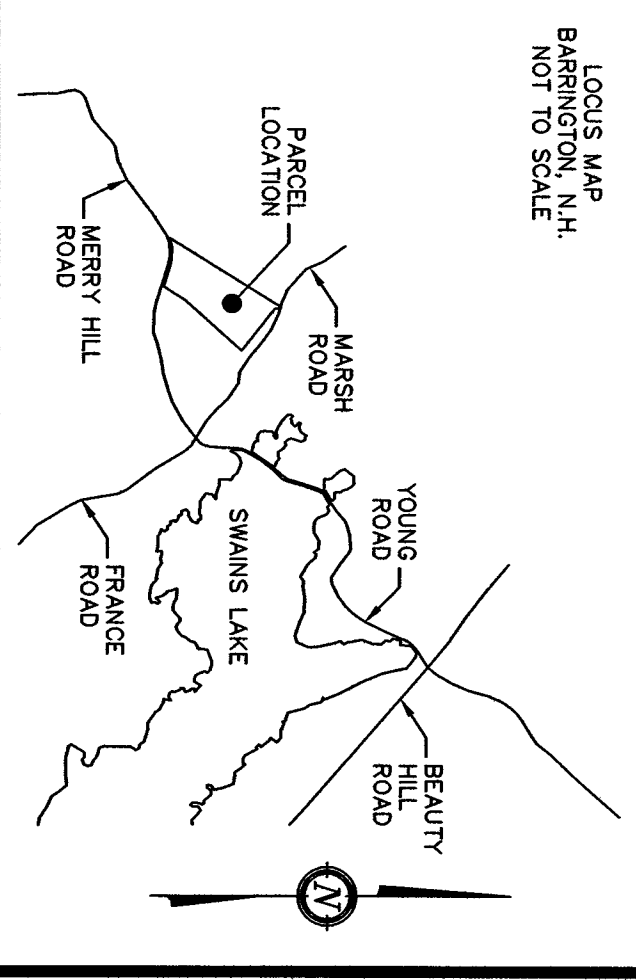
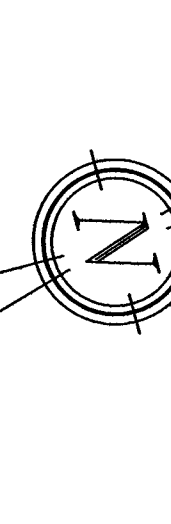
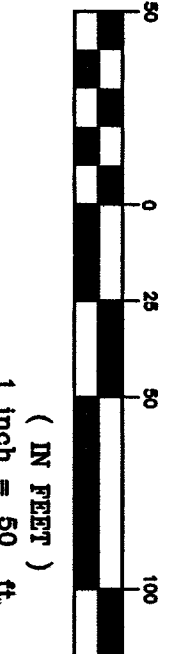
WETLAND NOTES:

1. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTHWESTERN AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS
2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE
3. NATIONAL WETLAND PLANT LIST (CURRENT VERSION)
4. THE SITE WAS EVALUATED FOR VERNAL POOLS. NONE WERE FOUND

DEIDRA BENJAMIN, CWS #295



GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.



NOTES:

- 1) OWNER: JOSEPH FALZONE, STRATHAM, NH 03895
- 2) TAX MAP 257, LOT 29-1
- 3) LOT AREA: 1,560,753 Sq.Ft., 35.83 Ac.
- 4) S.C.R.D. BOOK 5226, PAGE 147-156
- 5) ZONING: GENERAL RESIDENTIAL DISTRICT. MINIMUM FRONT SETBACK: 50,000 Sq. Ft. REAR SETBACK: 40'. SIDE SETBACK: 30'. MAX. BUILDING HEIGHT: 35'. MAX. LOT COVERAGE: 40%. WETLANDS PROTECTION DISTRICT OVERLAY: BUFFER AREA = 50'
- 6) THE INTENT OF THIS PLAN IS TO SHOW A DETAILED VIEW OF A SUBDIVISION OF TAX MAP 257, LOT 29-1.
- 7) SEE OVERVIEW SUBDIVISION SHEET FOR COMPLETE LIST OF ABUTTERS, PLAN REFERENCES AND NOTES.

LEGEND:

- 3/4" REBAR W/ I.D. CAP ~SET~ JULY 2025
- 1/2" REBAR W/ EASMENT CAP ~SET~ JULY 2025
- DRILL HOLE ~FND OR SET~
- IRON BOUND/REBAR ~FND~
- IRON PIPE ~FND~
- IRON PIPE ~FND~
- UTILITY POLE
- MATCH POINT
- STONEWALL
- BUILDING SETBACK LINE
- POORLY DRAINED WETLANDS
- 50' WETLAND BUFFER
- PROPOSED BOUNDARY LINE
- PROPOSED EASEMENT LINE
- FND FOUND
- TYPICAL
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

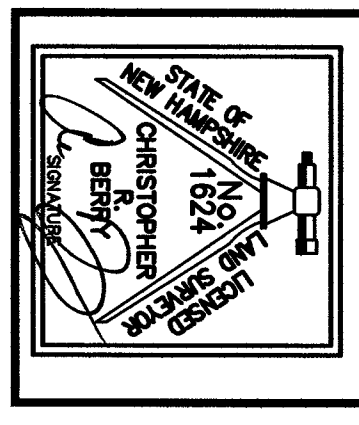
FOR PLANNING BOARD APPROVAL PURPOSES:
PLANNING BOARD APPROVED
 File Number **257-29-1-GA-26 Sub (4)**
 Date **9/25/2025**
 Chairman *[Signature]*

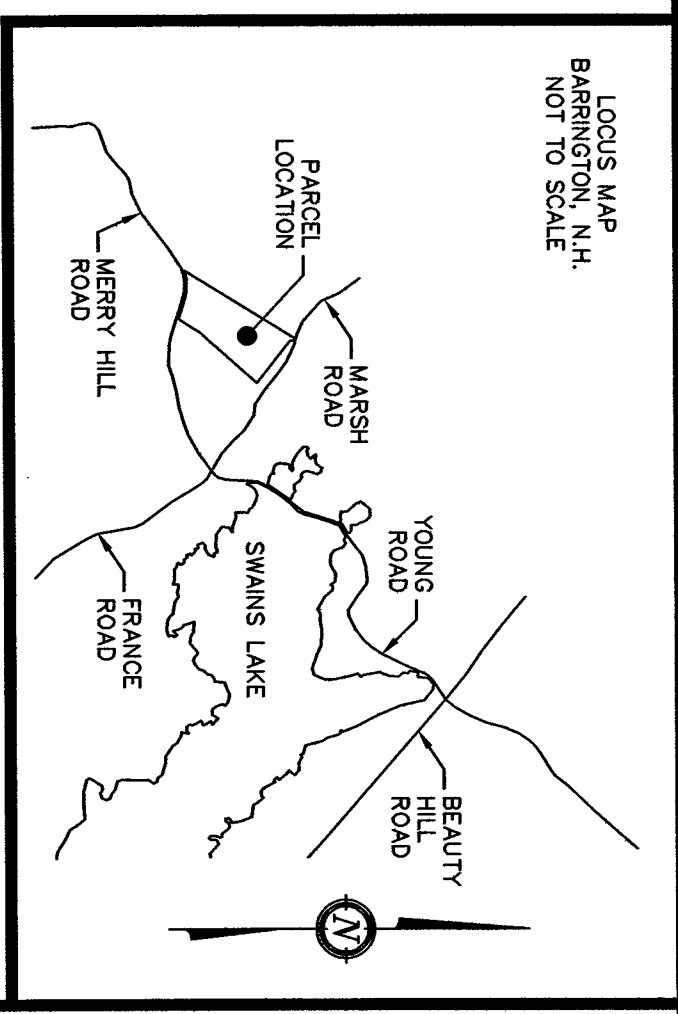
I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON N.H. -1:10,000-
 CHRISTOPHER R. BERRY L.L.S. 1624 DATE **8-5-25**

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 50 FT.
 DATE : NOVEMBER 26, 2024
 FILE NO. : DB 2024 - 072

DETAIL SUBDIVISION PLAN CENTRAL
 FOR
 12-MONTH LLC
 LAND OF
 JOSEPH FALZONE
 MERRY HILL ROAD & MARSH ROAD
 BARRINGTON, N.H.
 TAX MAP 257, LOT 29-1

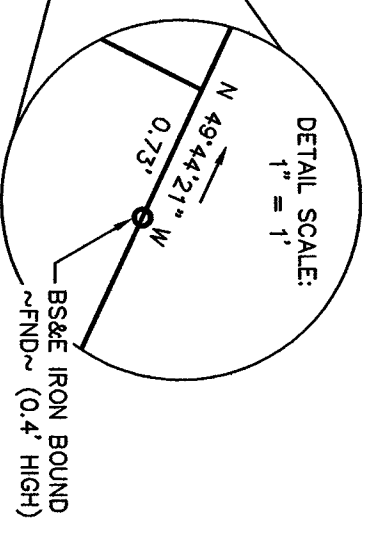
REVISION	DATE	DESCRIPTION
#5	7-15-25	PER NOTICE OF DECISION
#4	6-3-25	REVISED ROAD NAME
#3	4-23-25	REVISED PER CMA ENGINEERS REVIEW
#2	3-5-25	REVISED PER PLANNING BOARD REQUEST
#1	1-21-25	UPDATED PLANS WITH 2 DRIVEWAYS





NOTES:
 1) OWNER: JOSEPH FALZONE
 2) APPLICANT: 12-MONTH LLC
 3) TAX MAP 257, LOT 29-1
 4) S.C.R.D. BOOK 5226, PAGE 147-156
 5) ZONING: GENERAL RESIDENTIAL DISTRICT
 6) MINIMUM FRONTAGE: ~ 2000
 7) MINIMUM LOT SIZE: ~ 80,000 SQ. FT.
 8) REAR SETBACK: ~ 30'
 9) SIDE SETBACK: ~ 30'
 10) MAX. BUILDING HEIGHT: 35'
 11) MAX. LOT COVERAGE: 40%
 12) WETLANDS PROTECTION DISTRICT OVERLAY: BUFFER AREA ~ 50'

6) THE INTENT OF THIS PLAN IS TO SHOW A DETAILED VIEW OF A SUBDIVISION OF TAX MAP 257, LOT 29-1.
 7) SEE OVERVIEW SUBDIVISION SHEET FOR COMPLETE LIST OF ABUTTERS, PLAN REFERENCES AND NOTES.



N/F SHEA, BRIAN
 86 MERRY HILL ROAD
 BARRINGTON, NH 03825
 TAX MAP 257, LOT 29
 S.C.R.D. BOOK 2975, PAGE 327

FOR PLANNING BOARD APPROVAL PURPOSES:
PLANNING BOARD
BARRINGTON, NH
-APPROVED-
 Date: 9/25/2025
 File Number: 257-29-1-08-35-SM

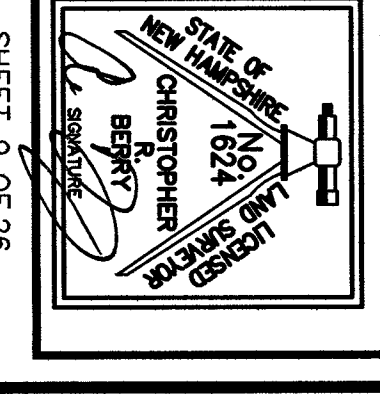
THE SUBDIVISION REGULATIONS OF THE TOWN OF BARRINGTON ARE A PART OF THIS MEAN AND COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO.

I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON N.H. -1:10,000-
 CHRISTOPHER R. BERRY L.L.S. 1624 DATE 8-5-25

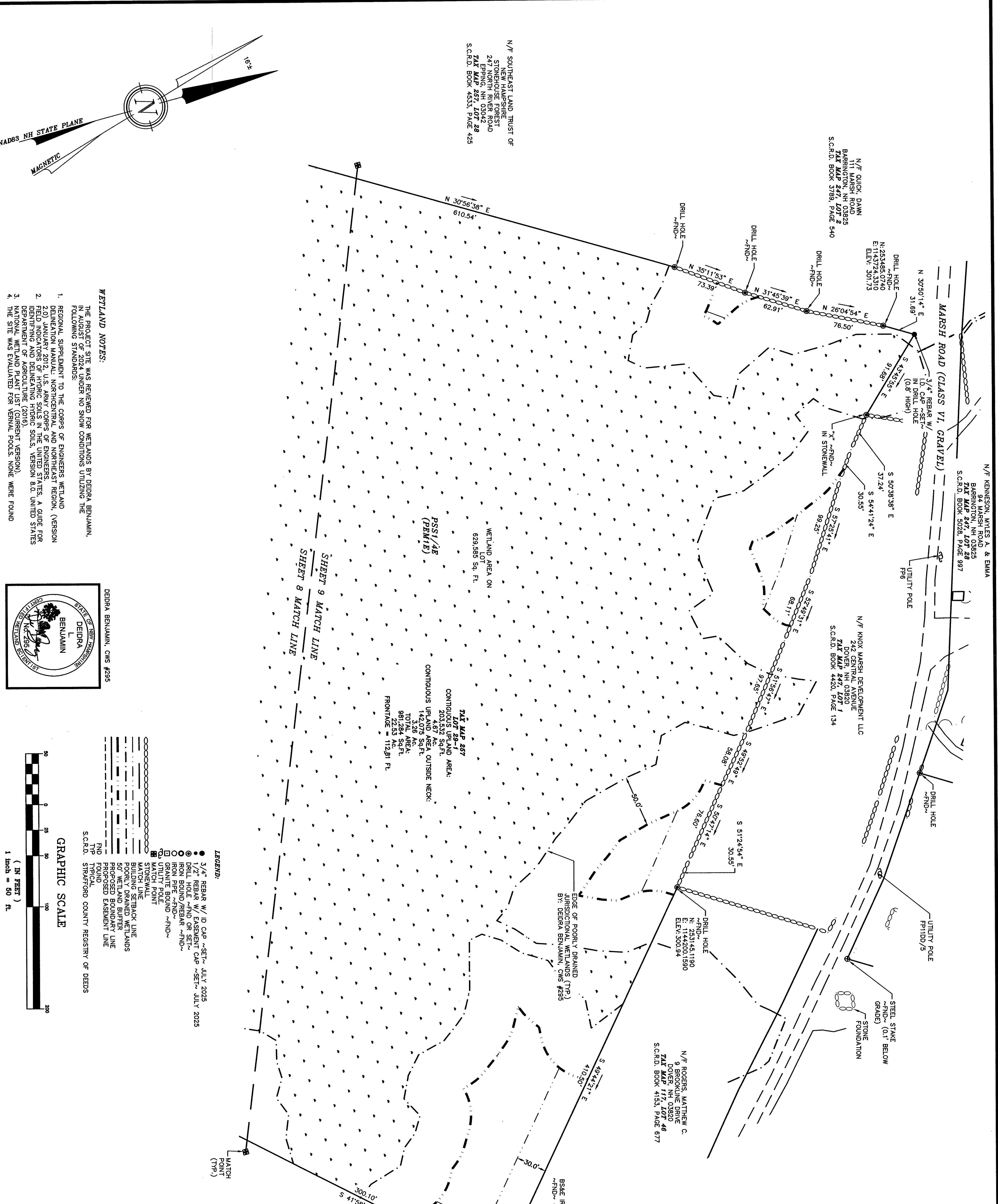
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#2	3-5-25	REVISED PER PLANNING BOARD REQUEST
#1	1-21-25	UPDATED PLANS WITH 2 DRIVEWAYS

DETAIL SUBDIVISION PLAN NORTH
 FOR
 12-MONTH LLC
 LAND OF
 JOSEPH FALZONE
 MERRY HILL ROAD & MARSH ROAD
 BARRINGTON, N.H.
 TAX MAP 257, LOT 29-1

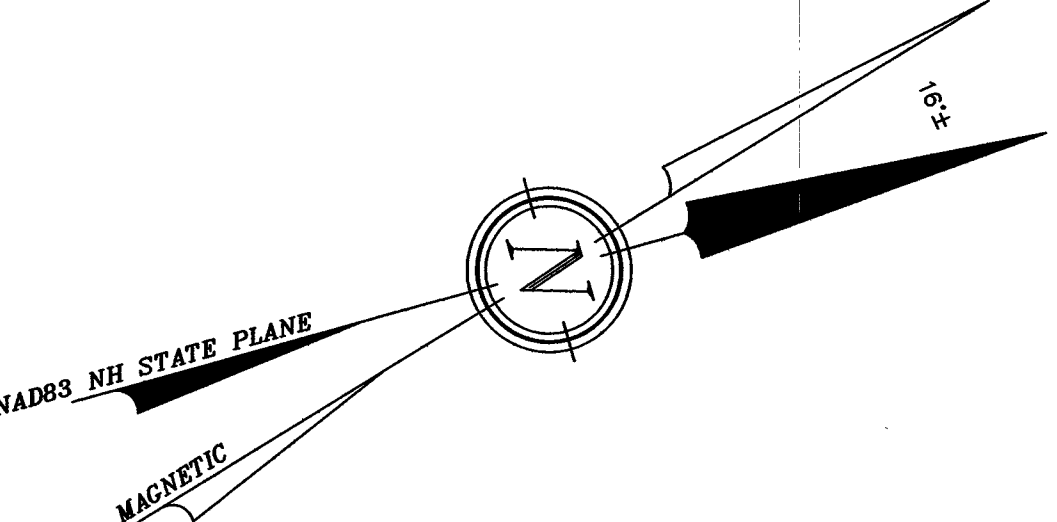
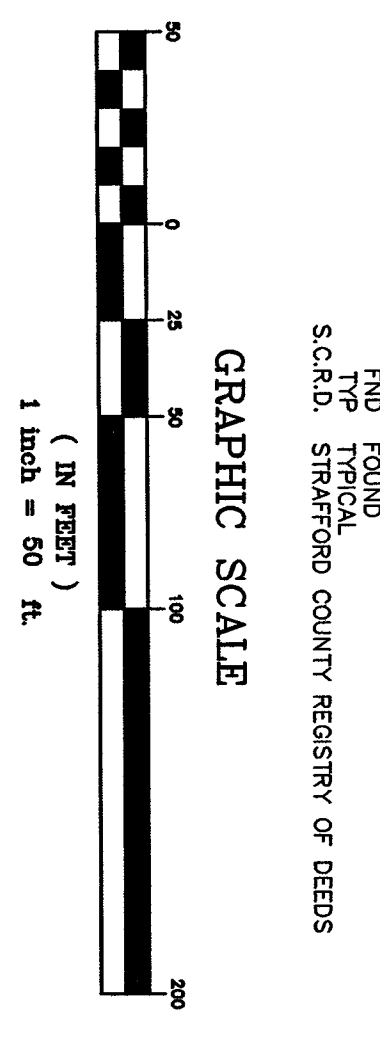
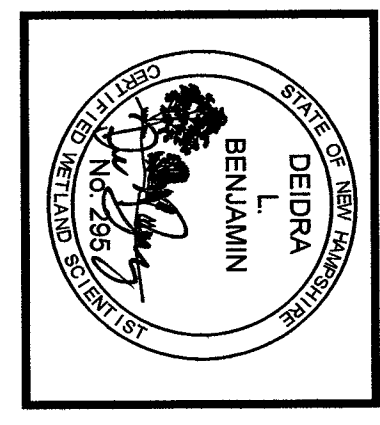
BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : 1 IN. EQUALS 50 FT.
 DATE : NOVEMBER 26, 2024
 FILE NO. : DB 2024 - 072



SHEET 9 OF 26



WETLAND NOTES:
 THE PROJECT SITE WAS REVIEWED FOR WETLANDS BY DEORA BENJAMIN, IN AUGUST OF 2024 UNDER NO SNOW CONDITIONS UTILIZING THE FOLLOWING STANDARDS:
 1. REGIONAL, SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND Delineation Manual: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
 2. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES A GUIDE FOR DETERMINING AND DELINEATING HYDRIC SOILS, VERSION 8.0, UNITED STATES DEPARTMENT OF AGRICULTURE (CURRENT VERSION).
 3. NATIONAL WETLANDS INVENTORY (CURRENT VERSION).
 4. THE SITE WAS EVALUATED FOR VERNAL POOLS. NONE WERE FOUND



N/F SOUTHEAST LAND TRUST OF NEW HAMPSHIRE
 247 NORTH RIVER ROAD
 EPPING, NH 03042
 TAX MAP 257, LOT 28
 S.C.R.D. BOOK 4533, PAGE 425

N/F QUICK, DAN
 94 MARSH ROAD
 BARRINGTON, NH 03825
 TAX MAP 247, LOT 2
 S.C.R.D. BOOK 3788, PAGE 540

N/F KENNISON, WYLES A & EMMA
 94 MARSH ROAD
 BARRINGTON, NH 03825
 TAX MAP 247, LOT 28
 S.C.R.D. BOOK 3028, PAGE 997

N/F KNOX MARSH DEVELOPMENT LLC
 242 WETLANDS DRIVE
 DOVER, NH 03820
 TAX MAP 247, LOT 1
 S.C.R.D. BOOK 4420, PAGE 134

N/F ROGERS, MATTHEW C.
 9 BROOKLINE DRIVE
 DOVER, NH 03820
 TAX MAP 177, LOT 48
 S.C.R.D. BOOK 4193, PAGE 877

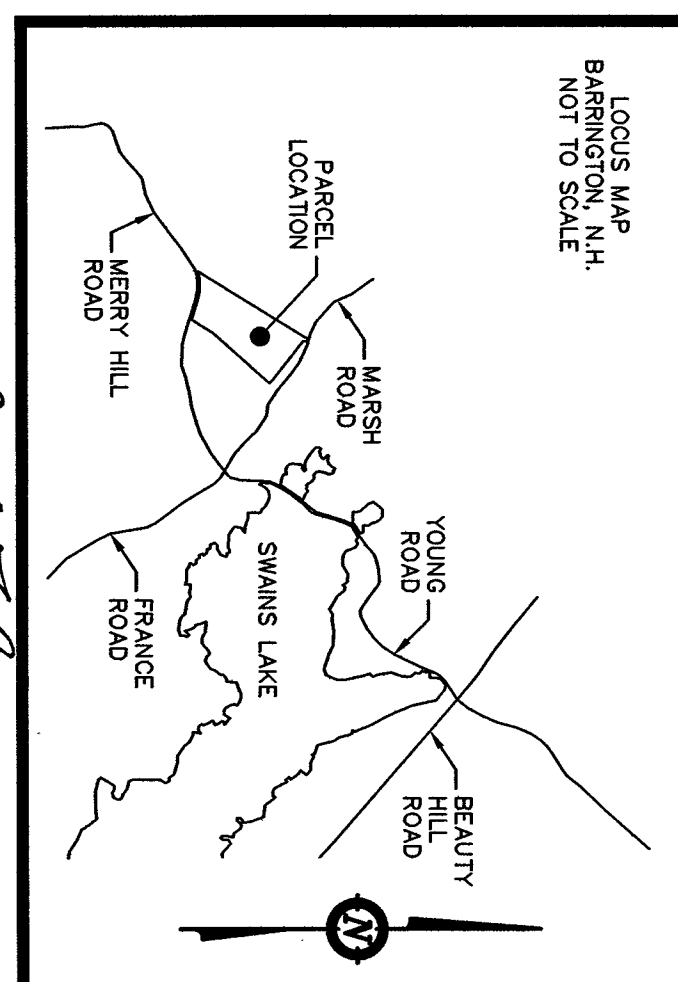
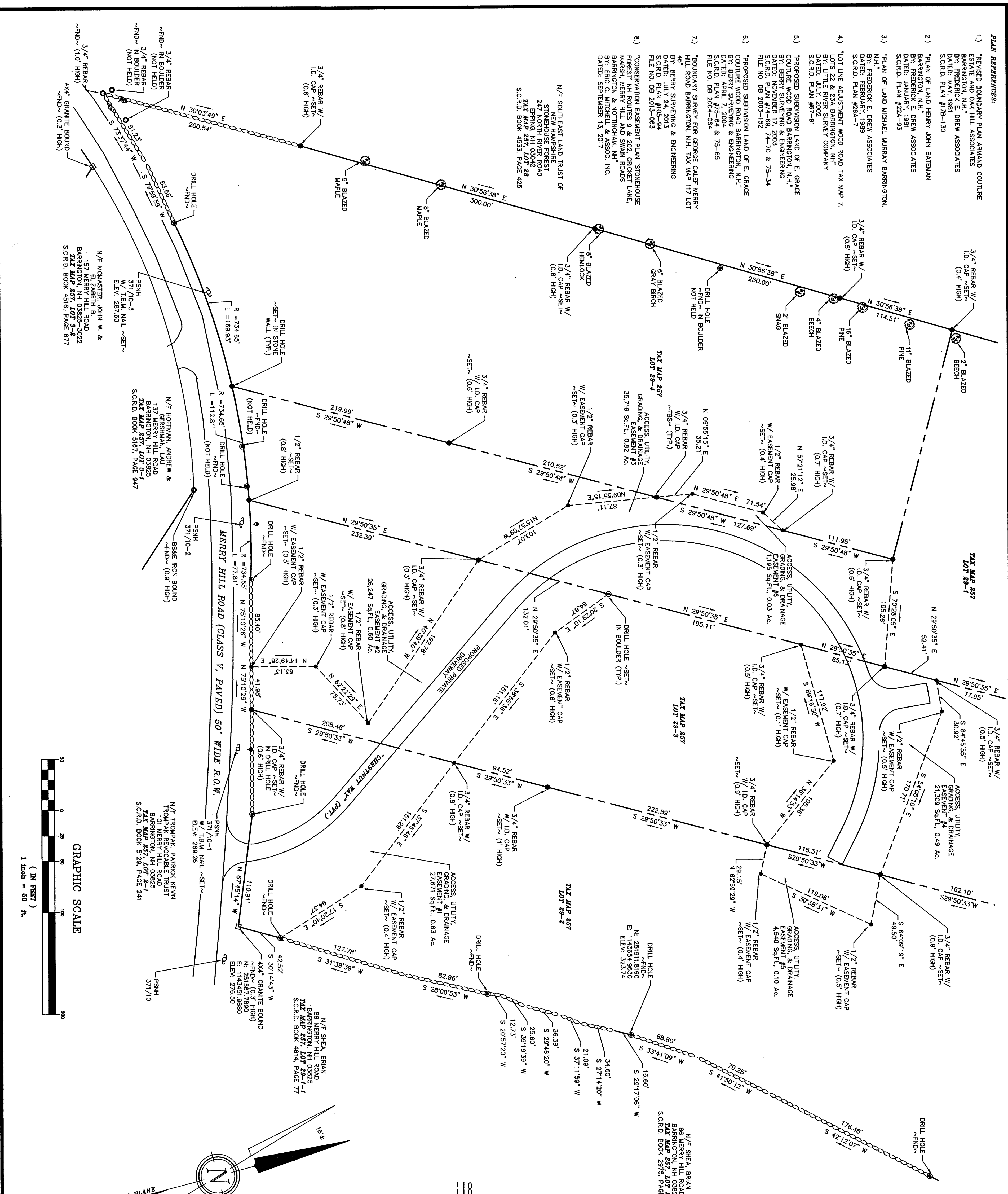
TAX MAP 257
 LOT 29-1
 CONTIGUOUS UPLAND AREA:
 203,532 SQ.FT.
 3,328 AC.
 CONTIGUOUS UPLAND AREA OUTSIDE NECK:
 142,079 SQ.FT.
 3,258 AC.
 981,284 SQ.FT.
 22,535 AC.
 FRONTAGE = 11281 FT.

EDGE OF POORLY DRAINED JURISDICTION WETLANDS (TP) BY DEORA BENJAMIN, CWS #295

SHEET 9 MATCH LINE
 SHEET 8 MATCH LINE

PLAN REFERENCES:

- 1) REVISED BOUNDARY PLAN ARMAND COULTURE ESTATE AND OAK HILL ASSOCIATES BARRINGTON, N.H. DEW ASSOCIATES DATED MAY 1998 S.C.R.D. PLAN #178-130
- 2) PLAN OF LAND HENRY JOHN BATEMAN BARRINGTON, N.H. DEW ASSOCIATES DATED JANUARY 1981 S.C.R.D. PLAN #224-93
- 3) PLAN OF LAND MICHAEL MURRAY BARRINGTON, N.H. FREDERICK E. DEWE ASSOCIATES DATED FEBRUARY 1989 S.C.R.D. PLAN #284-7
- 4) LOT LINE ADJUSTMENT WOOD ROAD TAX MAP 7, BARRINGTON, N.H. RIVERS SURVEY COMPANY DATED JULY 2002 S.C.R.D. PLAN #57-91
- 5) PROPOSED SUBDIVISION LAND OF E. GRACE COULTURE WOOD ROAD BARRINGTON, N.H. BY: BERRY SURVEYING & ENGINEERING DATED: NOVEMBER 17, 2003 S.C.R.D. PLAN #74-69, 74-70 & 79-34 FILE NO. DB 2003-152
- 6) PROPOSED SUBDIVISION LAND OF E. GRACE COULTURE WOOD ROAD BARRINGTON, N.H. BY: BERRY SURVEYING & ENGINEERING DATED: APRIL 7, 2004 S.C.R.D. PLAN #87-64 & 75-65 FILE NO. DB 2004-094
- 7) BOUNDARY SURVEY FOR GEORGE CALEF MERRY HILL ROAD BARRINGTON, N.H. TAX MAP 117 LOT 48, BERRY SURVEYING & ENGINEERING DATED JULY 24, 2013 S.C.R.D. PLAN #105-94 FILE NO. DB 2013-063
- 8) CONSERVATION EASEMENT PLAN, STONEHOUSE FOREST, MERRY HILL AND SWAN ROADS BARRINGTON & NOTTINGHAM, NH BY: ERIC C. MITCHELL & ASSOC. INC. DATED: SEPTEMBER 13, 2017



NOTES:
1) OWNER: JOSEPH FALZONE
STRAFFORD, NH 03885
APPLICANT: 12-MONTH LLC
759 EMERY LANE
STRAFFORD, NH 03885

- 2) TAX MAP 257, LOT 29-1
- 3) LOT AREA: 1,560,733 Sq.Ft., 35.83 Ac.
- 4) S.C.R.D. BOOK 5226, PAGE 147-156
- 5) THE INTENT OF THIS PLAN IS TO SHOW ACCESS, UTILITY, GRADING AND DRAINAGE EASEMENTS ASSOCIATED WITH A 4 LOT SUBDIVISION OF TAX MAP 257, LOT 29-1.

EASEMENT DATA:

- EASEMENT #1 IS TO THE BENEFIT OF LOT 29-1, 29-2, 29-3 & 29-4
- EASEMENT #2 IS TO THE BENEFIT OF LOT 29-1, 29-2, 29-3 & 29-4
- EASEMENT #3 IS TO THE BENEFIT OF LOT 29-1, 29-2, 29-3 & 29-4
- EASEMENT #4 IS TO THE BENEFIT OF LOT 29-1, 29-2, 29-3 & 29-4
- EASEMENT #5 IS TO THE BENEFIT OF LOT 29-1, 29-2, 29-3 & 29-4

- LEGEND:**
- 3/4" REBAR W/ ID. CAP ~SET~ JULY 2025
 - 1/2" REBAR W/ ID. CAP ~SET~ JULY 2025
 - DRILL HOLE ~FND OR SET~
 - IRON PIPE ~FND~
 - GRANITE BOUND ~FND~
 - STONEWALL
 - PROPOSED BOUNDARY LINE
 - PROPOSED EASEMENT LINE
 - TYPICAL
 - S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS

FOR PLANNING BOARD APPROVAL PURPOSES:
PLANNING BOARD
BARRINGTON, NH
APPROVED-
Date: 09/25/2025
Chairman: [Signature]

I CERTIFY THAT THIS PLAN EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE TOWN OF BARRINGTON N.H. -1:10,000-
CHRISTOPHER R. BERRY L.L.S. 1624 DATE: 8-5-25

REVISION	DATE	DESCRIPTION
#5	7-15-25	PER NOTICE OF DECISION
#4	6-3-25	REVISED ROAD NAME
#3	4-23-25	REVISED PER CMA ENGINEERS REVIEW
#2	3-5-25	REVISED PER PLANNING BOARD REQUEST
#1	1-21-25	UPDATED PLANS WITH 2 DRIVEWAYS

EASEMENT PLAN
FOR
12-MONTH LLC
LAND OF
JOSEPH FALZONE
MERRY HILL ROAD & MARSH ROAD
BARRINGTON, N.H.
TAX MAP 257, LOT 29-1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
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