

Prepared by:
Beaumont & Campbell Prof. Ass'n.
One Stiles Road - Suite 107
Salem, New Hampshire 03079

Doc # 0007163 May 26, 2011 11:38 AM
Book 3928 Page 0001 Page 1 of 2
Register of Deeds, Strafford County

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Urville J. Beaumont, Esq. as Commissioner of the Estate of Lawrence J. Wood, appointed by the Rockingham County (NH) Probate Court, Docket #318-2904-ET-01113, pursuant to an Order of the Court dated April 18, 2011, authorizing the transfer of the within described parcel to the Town of Barrington, hereby grants to the Town of Barrington, New Hampshire, without consideration,

with QUITCLAIM COVENANTS,

all of the right, title and interest of the Estate of Lawrence J. Wood in and to:

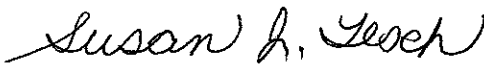
A certain parcel of land in Barrington, Strafford County, State of New Hampshire being Lot 22 as shown on Map 223 of the Barrington, New Hampshire Tax Map, said lot contains 0.80 acres of land.


Reference is made to said plan for a more particular description.

This is a non contractual transfer without consideration.

WITNESS my hands and seals this 11th day of May 2011.

Estate of Lawrence J. Wood





Witness:

Urville J. Beaumont,
Commissioner

STATE OF NEW HAMPSHIRE
ROCKINGHAM COUNTY

May 11, 2011

Then personally appeared the above named Urvile J. Beaumont, Commissioner, and acknowledged the foregoing instrument to be his free act and deed, before me,

Susan J. Tesen

Notary Public: Susan J. Tesen
My commission expires: 02/02/2016



Accepted by the Barrington Board of Selectmen:

Keith Pratt

Keith Pratt, Chairman

Michael Clark

Michael Clark

David Frase

David Frase

Dawn Hatch

Dawn Hatch

SJT/Deeds/Wood Estate to Barrington QCD

Know All Men by These Presents,

THAT. I, EUNICE WOOD PALMER, MARRIED, OF WAUMBECK ROAD, WOLFEBOROUGH, COUNTY OF CARROLL, STATE OF NEW HAMPSHIRE,

for and in consideration of the sum of one dollar and other valuable consideration to me in hand before the delivery hereof, well and truly paid by The State of New Hampshire, the receipt whereof I do hereby acknowledge, have granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said State of New Hampshire, it and its successors and assigns forever;

~~Two (2) parcels~~ ^{THREE (3) PARCELS} of land situated on the Westerly and Easterly sides of Route 125 in the Town of Barrington, County of Strafford, State of New Hampshire, and being near Station 301 + 00 Route 125 Construction Center Line as shown on a Plan of Barrington-Rochester F-019-1(10) - S-2095-A on file with the New Hampshire Department of Public Works and Highways and to be recorded in the Strafford County Registry of Deeds, bounded and described as follows:

Parcel #1:

Being all the land of the Grantor that lies Easterly of a line measured seventy-five (75') feet Westerly from the Route 125 Construction Center Line; bounded on the North by land of Meyer D. & Gertrude D. Helfgott; bounded on the West by other Land of the Grantor; bounded on the South by the Northerly Right-of-Way Line of Scruton Pond Road, so-called; and bounded on the East by the Westerly Sideline of Route 125, as now travelled.

Containing twenty-two hundredths (0.22) of an acre, more or less.

Parcel #4:

Being all of the land owned by the Grantor that Lies Westerly of a line measured seventy-five (75') feet Easterly of Route 125 Construction Center Line; bounded on the North by land of Meyer D. & Gertrude D. Helfgott; bounded on the East by other land of the Grantor; bounded on the South by Substitute Road, so-called; bounded on the West by the Easterly Right-of-Way Line of Route 125, as now travelled.

Containing twelve hundredths (0.12) of an acre, more or less.

AND the Grantor does hereby convey to The State of New Hampshire all rights of access, air, view and light over, from or to the Limited Access Highway to be constructed on land conveyed above, pertaining to the remainder of abutting lands, belonging to the Grantor, her heirs, assigns, executors and administrators, as defined in Chapter 236, RSA, entitled "Limited Access Highways."

Parcel #1-A:

Being all the Land owned by the Grantor on the Easterly side of the new Route 125 Controlled Access Right-of-Way Line; bounded on the Northeast by land of Meyer D. and Gertrude D. Helfgott; bounded on the South by the Substitute Road, so-called; bounded on the West by the new Easterly Controlled Access Right-of-Way Line of Route 125, as described above.

Being a triangular tract of land and containing forty-three hundredths (0.43) of an acre, more or less.

Containing in all seventy-seven hundredths (0.77) of an acre, more or less, and being a portion of that real estate described in Strafford County Registry of Deeds, Book 483, Page 410.

It is hereby made a part of the before-mentioned consideration and a condition to this instrument that the 1978 Property Taxes are to be pro-rated as of March 15, 1979.

1979 MAR 27 AM 8:51
Palmer to Carney

MEMORANDUM

To: Barrington Selectmen

From: Barrington Conservation Commission

Re: Falzone Request to Purchase Lot

Date: September 19, 2016

At our last meeting, September 15, 2016, the commission considered Mr. Falzone's request to purchase the small lot at the north east corner of Route 125 and Substitute Road (map 223, lot 22). With consideration for the latest intent for the use of the parcel, and concern for the resulting impact to the existing wetland and wetland buffers, the conservation commission recommends that this parcel not be sold. It appears that access to the commercial lot to the north can occur more directly from Route 125, thus avoiding the disturbance of this wetland/buffer parcel, retaining its functions and values. If there are reasons why the access cannot be from Route 125, they have not been communicated to us.

The background involved in arriving at this decision is as follows:

Earlier this summer, per Section 41:14-a, the Conservation Commission was asked to consider the town's sale of this parcel to Mr. Falzone. The reason given to us at the time was that Mr. Falzone wanted the lot to offset the side setback of the adjacent commercial lot he owns.

Beyond the Route 125 ROW, this lot in question appears to be almost entirely wetland or wetland buffer, and so not usable for any improvement or construction. This lot is best suited in its existing state as a buffer to protect the wetland above the prime wetland.

If the intent were not to disturb the lot and leave to function as is, the sale might not be an issue. The commission wanted to verify the actual intent for the parcel and the adjacent lot. We asked for Mr. Falzone to attend our meeting to inform us of his intent, so that we could make an informed decision and provide a recommendation to the Select Board. Mr. Falzone could not attend to show us his plan, however he did share that he now wanted the parcel in order to install a 12 foot wide access road to the commercial lot. This seemed odd as we believe that the fire department will require a 20 ft. wide road, and additional fill/disturbance will be needed to build the road up to grade, resulting in a much greater disturbance to the wetland and buffer. This disturbance would be carried into the wetland and buffer area on the commercial lot as well. As this appears to be unnecessary (not a hardship), our recommendation to not sell the small corner parcel is in keeping with our mission of protecting our town's natural resources.

Submitted By: Pam Failing, BCC Vice-Chair

CC: Barrington Planning Board



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

(C) 603.312.4468

barrplan@metrocast.net

barrplan@gmail.com

October 5, 2016

Board of Selectmen
PO Box 660
Barrington, NH 03825

Dear Board of Selectmen:

The Barrington Planning Board at its October 4, 2016 meeting reviewed the request by Joseph Falzone to purchase Map 223 lot 22, located at the corner of Old Green Hill Road and Route 125 under RSA 41:14-a. The Board supports the sale to Mr. Falzone and believes it will be an important step towards commercial development of the surrounding land. Mr. Falzone would be able to use the lot for access to his approved lot via an existing curb cut and much needed improvements would be made to the Old Green Hill Road and Route 125 Intersection.

The prior board had agreed to support James Connick in permitting the replacement of a failed culvert and improvements to this same intersection in the past, to date Mr. Connick has not moved forward with his plans.

Please let me know if you have questions.

Sincerely,

Marcia J. Gasses
Town Planner and Land Use Administrator

Suzanne McNeil

From: Joe Falzone <jfalzone@weinvestinland.com>
Sent: Monday, July 18, 2016 2:38 PM
To: John Scruton; Suzanne McNeil
Subject: RE: Re: RE: FW:

Thank you John,
JOE

Joseph Falzone
7B Emery Lane
Stratham, NH 03885
(O) 603-772-9400 (C) 617-510-6565 (F) 603-772-8999

jfalzone@weinvestinland.com

From: John Scruton [<mailto:barringtonta@gmail.com>]
Sent: Monday, July 18, 2016 2:11 PM
To: Joe Falzone; Suzanne McNeil
Subject: Re: Re: RE: FW:

Suzanne is working on it. It will require comment by Planning Board and Conservation Commission then 2 public hearings with Board of Selectmen

On Tuesday, July 12, 2016, Joe Falzone <jfalzone@weinvestinland.com> wrote:

Hello John,

Can you please let me know the status?

Thanks

JOE

Joseph Falzone

7B Emery Lane

Stratham, NH 03885

(O) 603-772-9400 (C) 617-510-6565 (F) 603-772-8999

jfalzone@weinvestinland.com

From: John Scruton [mailto:barringtonta@gmail.com]
Sent: Monday, June 27, 2016 11:13 AM
To: Joe Falzone
Cc: Planning Department [barrplan@metrocast.net] (barrplan@metrocast.net)
Subject: Re: FW: Re: RE: FW:

How we dispose of it depends upon how we acquired it. Cheryl, can you check deeds to determine this? Thank you.

On Mon, Jun 20, 2016 at 12:12 PM, Joe Falzone <jfalzone@weinvestinland.com> wrote:

Hello John,

I think Marcia spoke to you about this odd triangle parcel that abuts my commercial parcel on rt-125. The parcel is not buildable because of setbacks and wet having little value to the town. It allows me to get better setbacks and access. I cannot also build on it. I will be building on my 40,000SF of upland on my 5.5 acre lot 20. I also deeded my 50 acres to the conservation commission.

I want to make a formal request for a vote to convey to me so that it gets on the tax rolls. I will also agree to pay the value assessed by the town and the cost of an appraisal if you require one?

Would you please let me know the steps to proceed?

Hope all is well.

Thanks

JOE

Joseph Falzone

78 Emery Lane

Stratham, NH 03885

(O) [603-772-9400](tel:603-772-9400) (C) [617-510-6565](tel:617-510-6565) (F) [603-772-8999](tel:603-772-8999)

jfalzone@weinvestinland.com

From: Joe Falzone
Sent: Wednesday, June 15, 2016 9:52 PM
To: Planning Department [barrplan@metrocast.net] (barrplan@metrocast.net)
Subject: FW: Re: RE: FW:

Marcia, I have to come in to pay property taxes tomorrow but see deed attached the town owns this parcel and I would like to purchase in exchange for the 50 acres I donated to the town. My parcel connects and that is all it is good for.

Thanks

JOE

Joseph Falzone

78 Emery Lane

Stratham, NH 03885

(O) [603-772-9400](tel:603-772-9400) (C) [617-510-6565](tel:617-510-6565) (F) [603-772-8999](tel:603-772-8999)

jfalzone@weinvestinland.com

--

John Scruton, Barrington NH Town Administrator

PO Box 660

333 Calef Highway (Route 125)

Town of Barrington
PO Box 660
333 Calef Highway
Barrington, NH 03825



Phone: (603) 664-9007
Website
www.barrington.nh.gov

July 13, 2015

Mr. William Doucet
Doucet Survey, Inc.
102 Kent Place
Newmarket, NH 03857

RE: Map 220 Lot 0057 – Helfgott & Map 223 Lot 0022 – Barrington

Dear Mr. Doucet:

Regarding your letter dated July 7, 2015, the ownership of the above captioned lot is in question. The property had been deeded to the Town in 2011. However; it may be been deeded to the State in 1979. The problem came about when the State "moved" a portion of Route 125.

I hope the attached information is helpful!

Sincerely,

A handwritten signature in blue ink that reads "Suzanne McNeil". The signature is written in a cursive style.

Suzanne W. McNeil
Clerk to the Selectmen

:swm
Enc.



William J. Doucet, PLS, President*
Steven V. Michaud, LLS, V.P. **
John F. Kaiser, LLS
Jeffrey A. Goldknopf, PLS***
Matthew W. Fagginger-Auer, LLS
*Also Licensed in MA & ME
**Also Licensed in VT & RI
***Also Licensed in ME

Serving your Professional Land Surveying & Mapping Needs ®

July 7, 2015

Town of Barrington
PO Box 660
333 Calef Hwy
Barrington, NH 03825

Dear Abutter:

Doucet Survey, Inc. has been contracted to survey the property owned by Rina Myhre & Paul C. Helfgott & Carol Helfgott- Ledoux located at Tax Map 220, Lot 57 in Barrington, NH. Tax assessment records indicate that you may share a common boundary with this site. To insure a complete and accurate survey, we would appreciate a copy of any unrecorded documents such as plats, old deeds, survey notes, reports, and so on that you feel would help re-establish the common boundary you share with the site. Doucet Survey will reimburse you for any reasonable costs.

If you would like to show us any boundary markers or other objects that you feel would help establish the common boundary, a meeting at a date and time convenient to you, can be arranged.

During the survey, stakes will be used to mark survey points with pink flagging. These should not be confused with the actual corner or line monuments marking the common boundary you share with the property. Any survey points and ribbon used will probably not be placed on the boundary or represent a common corner. Corners will eventually be monumented with #5 Re-bar with a surveyor's identification cap or drill holes in rock, if not already monumented.

The field crew will be on the premises during July. Often times it is necessary to locate monumentation beyond the perimeter of the client's property. Depending on town requirements the crews may need to survey locate buildings, wells, septic systems, etc. on the abutting properties. Measuring on both sides of the boundary is often necessary to insure all information is considered before marking the common boundary. Please do not hesitate to contact Doucet Survey if you object to our entering your property and using information on your side of the boundary to help re-establish the common boundary.

If you have any questions, comments, or concerns please feel free to approach the field crew, give me a call or write at the address below. Your help is appreciated.

Sincerely,
DOUCET SURVEY, INC.

William J. Doucet, P.L.S.
President

Y:\PROJECTS\4248 C3D\DOCUMENTS\4248abltr.doc



102 Kent Place
Newmarket, NH 03857
Phone (603) 659-6560

10 Storer Street, Riverview Suite
Kennebunk, ME 04043
Phone (207) 502-7005

www.DoucetSurvey.com