Civil Engineers
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February 5, 2015

Project No. 14051

Marcia Gasses, Planner and Land Use Administrator
Town of Barrington, New Hampshire
P.O. Box 660
333 Calef Highway
Barrington, New Hampshire 03825

Re: Proposed Re-development – 4 Smoke Street, Barrington

Dear Ms. Gasses and Members of the Planning Board:

On behalf of the applicant, B.R. Peterson Realty, LLC, we respectfully request relief in the form of waivers for the above-referenced project. Based on our review of the Town of Barrington's Site Plan Review Regulations (SPRR), we are requesting waivers from the following sections as part of this project:

Waiver Request #1

Requirement:
SPRR 4.9.7(1)(b) – Side parking lot requirement of 8% landscape area within interior parking.

Reason for Waiver:
Due to the overall small size of the parking lot, there is not sufficient space for internal landscape islands within the parking lot. Based on the layout of the existing and proposed buildings, the appropriate parking lot requirement appears to be the side parking lot requirement. Landscaping is provided around the perimeter of the parking area where space is available.

Waiver Request #2

Requirement:
SPRR 4.9.7(3) – All landscaped areas shall be protected from encroachment by vehicles by curbing, landscaping timbers, curb stops, or other acceptable means.

Reason for Waiver:
Typically curbing is used as a means to not only provide landscape protection but also to control drainage flow. For this project, we do not require curbing to control storm water flow. Landscaping is pushed far

enough from the parking area that we do not believe additional barriers, which would interfere with plowing and possibly drainage, are required to protect the landscaping.

Waiver Request #3

Requirement:
SPRR 4.9.7(4) – Internal parking lot shade trees shall be provided at the rate of 1 tree per 15 parking spaces.

Reason for Waiver:
Due to the overall small size of the parking lot, there is not sufficient space for internal landscape islands within the parking lot. Landscaping is provided around the perimeter of the parking area where space is available.

Waiver Request #4

Requirement:
SPRR 4.9.7(5) – Parking lot perimeter shade trees shall be provided at the rate of 1 tree per 20 feet of parking perimeter.

Reason for Waiver:
Based on our calculation of the perimeter of the parking area, 11 trees would be required around the perimeter of the parking lot. Due to the location of parking spaces, the requirement to plow, access to areas of the pavement for trailer parking, an existing septic area and shallow depth to ledge, we are requesting a waiver to provide 4 trees along with the miscellaneous proposed landscaping.

We respectfully submit these requests and look forward to discussing their merits and the overall project with the Planning Board.

Respectfully submitted,

MSC a division of TFMoran, Inc.

John P. Lorden, PE

cc: Brad Peterson (B.R. Peterson Realty Group, LLC)