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: 271-23-RC-15-SR **Project Name:** IBEW Site Review Plan **Date** 9/10/15

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 X 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: **IBEW Site Review Plan** **Area** (Acres or S.F) **5 ac**
Project Address: **22 Old Concord Turnpike, Barrington, NH 03825**
Current Zoning District(s): **Regional Commercial** **Map(s)** **271** **Lot(s)** **23**
Request: _____

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: **International Brotherhood of Electrical Workers, Local 104**
Company
Phone: **610-326-2860** Fax: E-mail: **bentley@ibew104.org**
Address: **130 West Street, Walpole, MA 02801**

Applicant (Contact): **Daniel O'Lone, Project Manager**
Company **Berry Surveying & Engineering**
Phone: : **(603) 332-2863** **Fax:** **(603) 335-4623** E-mail: **d.olone@berrysurveying.com**
Address: **335 Second Crown Point Rd. Barrington, NH 03825**

Developer: **International Brotherhood of Electrical Workers, Local 104**
Company
Phone: Fax: E-mail:
Address: **130 West Street, Walpole, MA 02801**

Architect:
Company
Phone: Fax: E-mail:
Address:

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Engineer: **Kenneth A. Berry, LLS #805, PE #14243**
Company **Berry Surveying & Engineering**

Phone: (603) 332-2863 Fax: (603) 335-4623 E-mail: k.berry@berrysurveying.com
Address: 335 Second Crown Point Rd. Barrington, NH 03825

Owner Signature

Applicant Signature

Barbara Irvine
Staff Signature

9-9-15
Date

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BERRY SURVEYING & ENGINEERING
335 Second Crown Point Road
Barrington, NH 03825
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Fax: (603) 335-4623
www.BerrySurveying.Com
BerrySurvey@metrocast.net

September 9, 2015

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

Re: International Brotherhood of Electrical Workers, Local 104 Union
22 Old Concord Turnpike
Barrington, NH

Mr. Chair and Members of the Barrington Planning Board,

On Behalf of the International Brotherhood of Electrical Workers, Local 104 Union, Berry Surveying & Engineering (BS&E) is applying for Site Plan Review located at 22 Old Concord Turnpike. The property is commonly known as Tax Map 271, Lot 23. The existing lot is used for training electrical apprentices and re-certifying electrical workers. The existing building is used in a small percentage for office administration use and a large percentage is classroom space for testing the workers. The proposal is to expand the classroom space by the use of an addition to the building. This will allow two classes to be run simultaneously. There is also a proposal to erect three 50' tall training poles to the rear of the property. These will not be live wires, and will only be used in the training and certification of workers.

The existing parking lot is a mixture of pavement and compacted gravel areas with very little space delineation. As a part of this proposal, we have redesigned the parking lot to include 62 parking spaces. It is the expectation of the Union, based on historical data, to have no more than 60 workers at any one time on the lot. This will be the largest group they would host at any one time, and would likely be once or twice per year. ADA spaces are provided with a ramp provided to the building entrance. We have shown the parking lot to be mostly one-way traffic with 20' drive aisles and 22' between parking space rows. The small area of two-way traffic is a 24' drive aisle. The one-way nature of the site will be marked with signage and pavement markings. The driveway entrance is proposed to be one 12' lane entering the site and two 10' lanes (one left only and one right only) exiting the site, for a total driveway width of 32'.

Drainage on the site is handled through the use of a proposed bio-retention device(rain garden). All stormwater from the new parking areas is directed to this rain garden for cleaning and attenuation. Discharge from the rain garden is directed to the natural point of discharge for the lot. By use of this device, we have achieved appreciable decreases in peak-rate runoff in all storm events. Also factoring into the decrease in runoff is the fact that we have decreased the amount of impervious area on the site by the redesign of the parking area. We have provided a full drainage analysis for review and approval.

The project proposes landscaping at the front of the site, within the rain garden, as well as within islands in the parking areas. The site plan meets the requirements of 4.9.7 (1) (a) & (4) & (5). There is to be no additional lighting added to this site.

The project is serviced by an onsite well and septic. The septic system will need to be replaced whereas we are proposing an addition to the building. Sheet 9 of this plan set is a septic design that will be submitted to NHDES.

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A full plan set is provided as required by the Site Plan Review Regulations, which includes a Site Plan, Grading Plans, Sediment and Erosion Control Plans and Construction Details.

An NHDOT permit is required for the expanded use of the project site. Traffic impact will be handled by NHDOT, however the volume of vehicles to and from the site on a given day is extremely small, and is limited to 10 or less, which equates to 20 trips. The larger classes will be held on a Saturday and therefore will be off-peak for the corridor.

Thank you for your time and attention to this matter.

BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President

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BERRY SURVEYING & ENGINEERING
148 Second Crown Pt. Rd., Barrington, NH 03825
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Applicant: IBEW Case# 271-23-RC-15-SR

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: ☐ **Lot Line Relocation** See Section I & II ☐ **Site Plan** See Sections I & II ☐ **Subdivision Plan** See Sections I, II, III, IV & V				
	Provided	**NA**		
Section I. **General Requirements**				
1. Completed Application Form	☒	☐		
2. Complete abutters list	☒	☐		
3. Payment of all required fees	☒	☐		
4. Five (5) full size sets of plans and six (12) sets of plans 11" by 17" submitted with all required information in accordance with the subdivision regulations and this checklist	☒	☐		
5. Copies of any proposed easement deeds, protective covenants or other legal documents	☐	☒		
6. Any waiver request(s) submitted with justification in writing	☐	☐		
7. Technical reports and supporting documents (see Sections IX & X of this checklist)	☒	☐		
8. Completed Application Checklist	☒	☐		
Section II. **General Plan Information**				
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations	☒	☐		
2. Title block information:	☒	☐		
a. Drawing title	☒	☐		
b. Name of subdivision	☒	☐		
c. Location of subdivision	☒	☐		
d. Tax map & lot numbers of subject parcel(s)	☒	☐		

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e. Name & address of owner(s)	☒	☐		
f. Date of plan	☒	☐		
g. Scale of plan	☒	☐		
h. Sheet number	☒	☐		
i. Name, address, & telephone number of design firm	☒	☐		
j. Name and address of applicant	☒	☐		
3. Revision block with provision for amendment dates	☒	☐		
4. Planning Board approval block provided on each sheet to be recorded	☒	☐		
5. Certification block (for engineer or surveyor)	☒	☐		
6. Match lines (if any)	☐	☒		
7. Zoning designation of subject parcel(s) including overlay districts	☒	☐		
8. Minimum lot area, frontages & setback dimensions required for district(s)	☒	☐		
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify100-year flood elevation, locate the elevation	☒	☐		
10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."	☒	☐		
11. Note the following: "Required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through the completion of all construction activities. If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion 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."	☒	☐		
12. Note identifying which plans are to be recorded and which are on file at the town.	☐	☒		
13. Note the following: "All materials and methods of construction shall conform to Town of Barrington Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."	☒	☐		
14. North arrow	☒	☐		
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	☐	☒		
16. Plan and deed references	☒	☐		
17. The following notes shall be provided:	☒	☐		
a. Purpose of plan	☒	☐		
b. Existing and proposed use	☒	☐		
c. Water supply source (name of provider (company) if offsite)	☒	☐		
d. Zoning variances/special exceptions with conditions	☐	☒		
e. List of required permits and permit approval numbers	☒	☐		
f. Vicinity sketch showing 1,000 feet surrounding the site	☒	☐		
g. Plan index indicating all sheets	☒	☐		
18. Boundary of entire property to be subdivided	☒	☐		
19. Boundary monuments	☒	☐		
a. Monuments found	☒	☐		
b. Map number and lot number, name addresses, and zoning of all abutting land owners	☒	☐		
c. Monuments to be set	☐	☒		
20. Existing streets:	☒	☐		
a. Name labeled	☒	☐		
b. Status noted or labeled	☒	☐		
c. Right-of-way dimensioned	☒	☐		
d. Pavement width dimensioned	☒	☐		
21. Municipal boundaries (if any)	☐	☒		

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22. Existing easements (identified by type)	☒	☐		
A) Drainage easement(s)	☐	☒		
B) Slope easements(s)	☒	☒		
C) Utility easement(s)	☒	☐		
D) Temporary easement(s) (Such as temporary turnaround	☐	☒		
E) No-cut zone(s) along streams & wetlands (as may be requested by the F) Conservation Commission)	☒	☐		
G) Vehicular & pedestrian access easement(s)	☐	☒		
H) Visibility easement(s)	☐	☒		
I) Fire pond/cistern(s)	☐	☒		
J) Roadway widening easement(s)	☐	☒		
K) Walking trail easement(s)	☐	☒		
a) Other easement(s) Note type(s)	☐	☒		
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	☐	☒		
24. Area of each lot (in acres & square feet):	☒	☐		
a. Existing lot(s)	☒	☐		
b. Contiguous upland(s)	☐	☒		
25. Wetland delineation (including Prime Wetlands):	☒	☐		
a. Limits of wetlands	☒	☐		
b. Wetland delineation criteria	☒	☐		
c. Wetland Scientist certification	☒	☐		
26 Owner(s) signature(s)	☒	☐		
27. All required setbacks	☒	☐		
28. Physical features	☒	☐		
a. Buildings	☒	☐		
b. Wells	☒	☐		
c. Septic systems	☒	☐		
d. Stone walls	☒	☐		
e. Paved drives	☒	☐		
f. Gravel drives	☐	☒		
29. Location & name (if any) of any streams or water bodies	☒	☐		
30. Location of existing overhead utility lines, poles, towers, etc.	☒	☐		
31. Two-foot contour interval topography shown over all subject parcels	☒	☐		
32. Map and lot numbers, name, addresses, and zoning of all abutting land owners	☒	☐		
Section III **Proposed Site Conditions Plan** **(Use Sections I General Requirements & Section II General Plan Information)**				
1. Surveyor's stamp and signature by Licensed Land Surveyor	☐	☐		
2. Proposed lot configuration defined by metes and bounds	☐	☐		
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	☐	☐		
a. Drainage easement(s)	☐	☐		
b. Slope easement(s)	☐	☐		
c. Utility easement(s)	☐	☐		
d. Temporary easement(s) (such as temporary turnaround)	☐	☐		
e. Roadway widening easement(s)	☐	☐		
f. Walking trail easement(s)	☐	☐		
g. Other easement(s) Note type(s)	☐	☐		
4. Area of each lot (in acres & square feet):	☐	☐		
a. Total upland(s)	☐	☐		

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b. Contiguous uplands(s)	☐	☐		
5. Proposed streets:	☐	☐		
a. Name(s) labeled	☐	☐		
b. Width of right-of-way dimensioned	☐	☐		
c. Pavement width dimensioned	☐	☐		
6. Source and datum of topographic information (USGS required)	☐	☐		
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	☐	☐		
8. Soil Conservation Service (SCS) soil survey information	☐	☐		
9. Location, type, size & inverts of the following (as applicable):	☐	☐		
a. Existing water systems	☐	☐		
b. Existing drainage systems	☐	☐		
c. Existing utilities	☐	☐		
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	☐	☐		
11. Location of all water wells with protective radii as required by the NH Department Of Environmental Services (meeting Town and NHDES setback requirements)	☐	☐		
12. Existing tree lines	☐	☐		
13. Existing ledge outcroppings & other significant natural features	☐	☐		
14. Drainage, Erosion and Sediment Control Plan(s) containing all of the requirements specified in Section 16.3.2 (Final Plan Requirements) of the Subdivision Regulations	☐	☐		
Section IV **Construction Detail Drawings**				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Barrington Highway Department requirements, and Subdivision Regulations	☐	☐		
1. Typical cross-section of roadway	☐	☐		
2. Typical driveway apron detail	☐	☐		
3. Curbing detail	☐	☐		
4. Guardrail detail	☐	☐		
5. Sidewalk detail	☐	☐		
6. Traffic signs and pavement markings	☐	☐		
7. Drainage structure(s):	☐	☐		
8. Outlet protection riprap apron	☐	☐		
9 Level spreader	☐	☐		
10. Treatment swale	☐	☐		
11. Typical section at detention basin	☐	☐		
12. Typical pipe trench	☐	☐		
13. Fire protection details	☐	☐		
14. Erosion control details:	☐	☐		
15. Construction Notes	☐	☐		
a. Construction sequence	☐	☐		
b. Erosion control notes	☐	☐		
c. Landscaping notes	☐	☐		
d. Water system construction notes	☐	☐		
e. Sewage system construction notes	☐	☐		
f. Existing & finish centerline grades	☐	☐		
g. Proposed pavement - Typical cross-section	☐	☐		
h. Right-of-way and easement limits	☐	☐		
i. Embankment slopes	☐	☐		
j. Utilities	☐	☐		

_____(date of adoption)

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Section V **Supporting Documentation If Required**				
1. Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	☐	☐		
2. Stormwater management report	☐	☐		
3. Traffic impact analysis	☐	☐		
4. Environmental impact assessment	☐	☐		
5. Hydrogeologic study	☐	☐		
6. Fiscal impact study provided	☐	☐		
7. Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	☐	☐		
8. Site Inventory and Conceptual Development Plan (from preliminary Conservation Subdivision review only)	☐	☐		

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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 DANIEL O'LONG of BRADY SURVEYING & ENG. 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.

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(Refusal to sign this permission form does not invalidate an application, but the Planning Board may not be able to make an informed decision regarding unseen lands with potential areas of concerns).

Signature of Owner: _____

Note: The developer/individual in charge must have control over all project work and be available to the Road Agent and Code Enforcement Officer during the construction phase of the project. The Road Agent and Code Enforcement Officer must be notified within two (2) working days of any change by the individual in charge of the project.

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ADMINISTRATIVE AND REVIEW FEES

BERRY SURVEYING & ENGINEERING
335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

September 8, 2015

Abutter's List

Owner of Record

Tax Map 271, Lot 23

International Brotherhood of
Electrical Workers Local 104
130 West Street
Walpole, MA 02081
Book 3552 Page 349

Abutters

Tax Map 271, Lot 4

Margaret G Emery
35 Old Concord Tpk
Barrington, NH 03825
Book 3421 Page 086

Tax Map 271, Lot 24

Kenneth W & Harriet E Gowen Trs
Fam Rev Tr
24 Old Concord Tpk
Barrington, NH 03825

Tax Map 271, Lot 25

Steven D. Estabrook
18 Old Concord Turnpike
Barrington, NH 03825
Book 4302 Page 001

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Tax Map 271, Lot 27

Malcom Jerome Chase Jr Trs
Malcom Jerome Chase Jr Rev Tr
P O Box 920
Durham, NH 03824
Book 3935 Page 305

Professionals

Kenneth A. Berry, PE, LLS
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

Damon Burt, CWS #038
38 Garland Rd.
Strafford, NH 03884

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