Site Plan Application

FEES:
Application $150.00 Public Notice: 75.00 per submission
Abutters @____X $7.00 each=____ Other____

Total Received: $____Cash___ Check#____
Date Received_____

SECTION 9.6 APPLICATION FOR SPECIAL PERMIT FOR CONSTRUCTION IN WETLAND BUFFER

TOWN OF BARRINGTON
PO Box 660; 333 Calef Highway
Barrington, New Hampshire 03825

234-1.3-V-13-SP

A SPECIAL USE PERMIT allows the Town of Barrington to consider special uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a wetlands buffer in the Wetlands Protection District Overlay, through a public hearing process.

Is the proposed use permitted by right in the appropriate base zoning district? (See Table 1, Table of Uses, located in the town zoning ordinance)

-If yes, then proceed with the below criteria for a Special Use Permit pursuant to Section 9.6.
-If, on the other hand, the proposed use requires a conditional use permit, a special exception, or a variance, you must obtain that permit or approval before seeking a Special Use Permit pursuant to Section 9.6.

This application applies only to uses proposed in the Wetlands Protection District Overlay that violate the required wetland buffer.

Is the proposed use related to a Site Plan or Subdivision Application? Yes X No___
Name of Project Light Manufacturing Facility Site Plan (Lot 3)
Address of Property Route 9 (Franklin Pierce Highway)

Tax Map 234 Lot 1-3 Zoning District(s) Village Overlay Stratified Drift Total Area of Site 7.31 Acres
Name of Applicant/Agent Eliot Wilkins, Turbocam, Inc.
Mailing Address of Applicant/Agent 607 Calef Highway, PO Box 830, Barrington, NH 03825

Telephone: (603) 905-0200 Email: eliot.wilkins@turbocam.com Fax: (603) 905-0201
Name of Property Owner Town of Barrington
Mailing Address of Property Owner 333 Calef Highway, PO Box 660, Barrington, NH 03825

Telephone: (603) 664-9007 Email: barringtonta@gmail.com Fax: (603) 664-5179

Letter of Authorization Provided X

Signature of Owner

Deed Provided X

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MAY 15 2013
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Describe in detail all proposed uses, structures, construction, or modifications requiring a Special Use Permit.

Proposed light manufacturing facility with 209 parking spaces. Retaining wall to the rear of the lot impacts the 50' wetland buffer.

This project was previously approved for 6,887 SF of wetland buffer impact associated with the proposed retaining wall at the rear of the proposed building. In an effort to reduce the size of the proposed retaining wall, the applicant has revised the location of the rear drive and purchased the property abutting the impact. The revised retaining wall and grading impact within the wetland buffer is 8,260 SF, an increase of 1,272 SF from the previously approved impact.

Describe in detail how the standards of the Town of Barrington Zoning Ordinance under Section 9.6 Special Permit for Construction in a Wetlands Buffer have been satisfied. (You may attach a separate sheet.)

1. The proposed use is in keeping with the intent and purposes set forth in the zoning ordinance as permitted in the base zoning district (See Table 1, Table of Uses, located in the zoning ordinance). If the base zoning district requires a conditional use permit or special exception for the proposed use, one must already have been obtained; or if the proposed use is not listed on the Table of Uses or is listed but not permitted, one must already have obtained a variance.

This use will require a conditional use permit which was previously granted by the Planning Board.

2. After a review of all reasonable alternatives, it is determined to be infeasible to place the proposed structure or use outside of the buffer zone.

Adequate room is necessary in the rear of the structure for trucks and life safety vehicles to manuever and travel around the rear of the building. As a result of this requirement, it is not feasible to locate the retaining wall and related paving outside the buffer zone.

3. The proposed structure or use must be set back as far as possible from the delineated edge of the wetland or surface water.

Consistent with the answer to number two, the location of the retaining wall is necessitated by the need for vehicular access to the rear of the building. Accordingly, it is as far as possible from the delineated edge of the wetland.

4. Appropriate erosion control measures must be in place prior to and during construction.

All areas being disturbed near the wetland areas will have silt fence installed prior to construction and detention areas will be constructed as part of roadway construction to direct surface runoff to them.

5. Any disturbance to the surrounding buffer zone must be repaired and restored upon completion of construction.

All areas in the wetland buffer will be graded, loamed, seeded, and stabilized during and after construction. All areas will be vegetated in the disturbed areas of the wetland buffer.

6. All available mitigation measures to address changes in water quality and quantity be implemented, along with design and construction methods to minimize adverse impacts, if required by the Planning Board.

Jones & Beach has submitted a drainage analysis demonstrating that there will be no increase of peak rates of runoff with the development. As part of the roadway design, gravel wetland detention areas

Statement of Assurance and Agreement:
I hereby certify that to the best of my knowledge this submitted application information is true and correct. All proposed development will be in conformance with the information contained on the application and in the approved plan as well as the provisions of the Town of Barrington ordinances and regulations.

The Owner/Agent, by filing an application, hereby grants permission for members of the Board and staff to enter onto the subject property for the purposes of this review.

Applicant/Agent Signature _____ Date 5/14/2013

Owner Signature _____ Date _____

Owner Signature _____ Date _____

Staff Signature _____ Date _____

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MAY 15 2013

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