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

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, but rather only by a special use permit. A public hearing is required..

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. There is a separate application for a Conditional Use Permit pursuant to Section 3.4, which is also available in the town Land Use Office.

Is the proposed use related to a Site Plan or Subdivision Application? Yes X No___
Name of Project Gerrior Lane Trust - Phase II
Address of Property Gerrior Drive, Saint Matthews Drive
(see Project Application)
Tax Map 268 Lot ✓ Zoning District(s) GR Overlay WDO Total Area of Site 85+/-ac
Name of Applicant/Agent MJS Engineering, P.C.
Mailing Address of Applicant/Agent P. O. Box 359 Newmarket, NH 03857
Telephone: (603)659-4979 Email: mjs@mjs-engineering.com Fax: (603)659-4627
Name of Property Owner Peter M. Daigle, Trustee Gerrior Lane Trust
Mailing Address of Property Owner 1550 Falmouth Road #10 Centerville, MA 02632

Telephone: (508)771-7444 Email: Fax:

Letter of Authorization Provided X

Signature of Owner [signature]
Deed Provided X

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Describe in detail all existing uses and structures on the subject property (You may attach a separate typed sheet):

SEE ADDENDUM

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

SEE ADDENDUM

Describe in detail how the following standards of the Town of Barrington Zoning Ordinance under Section 9.6 "Special Permit for Construction in a Wetlands Buffer" have been satisfied by your proposal. (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.

SEE ADDENDUM

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.

SEE ADDENDUM

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

SEE ADDENDUM

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

SEE ADDENDUM

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

SEE ADDENDUM

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.

SEE ADDENDUM

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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 5/15/13

Owner Signature — Date

Owner Signature — Date

Staff Signature — Date

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MJS ENGINEERING, PC CIVIL • ENVIRONMENTAL • CONSULTING ENGINEERING •
5 RAILROAD STREET, P.O. BOX 359, NEWMARKET, NH 03857 PHONE: (603) 659-4979
FAX: (603) 659-4627 E-mail: mjs@mjs-engineering.com

SPECIAL USE PERMIT ADDENDUM

The Homestead Subdivision Phase II
Gerrior Lane Trust
1550 Falmouth Road Suite 15
Centerville, MA 02632

May 15, 2013

Describe in detail all existing uses and structures on the subject property:

The parcel is currently improved with 21 residential structures, 3300' of town road and approximately 2000' of gravel roadways developed in the 1970's. There are also drainage structures, erosion control structures, a fire cistern and underground utilities associated with residential developments.

Describe in detail all proposed uses, structures, construction or modifications requiring a Special use Permit.

The proposed uses will be for residential purposes. The proposed structures and construction include the following:

a) Impact to the wetland buffer and wetland for the construction of a shared driveway to access two of the proposed lots. The construction impacts include a culvert, fill and paved driveway. This location is the same as in the previous subdivision. However, this proposal reduces the impact to both the wetland and buffer because it is only for a shared driveway and not a town roadway as previously permitted.

b) Impact to the wetland buffer in two locations for the construction of Heritage Lane to access 8 proposed lots. The construction impacts included fill for the roadway construction, culvert installation and the construction of a gravel wetland for stormwater treatment.

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Section 9.6 Standards

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.*

   The base zoning district is General Residential in which residential subdivisions are an allowed use. The proposed buffer impact areas have been decreased from the original approved subdivision. The proposed buffer impact areas that are remaining are consistent with the original proposal. Stormwater treatment structures and erosion and sediment controls are proposed to preserve and protect wetland areas which is in keeping with the intent of the ordinance.

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.*

   Buffer impact areas have been minimized to the extent practicable. Alternative designs were developed to try and use the existing gravel roadways as the proposed new access roads but this resulted in greater wetland, wetland buffer and negative impacts to vernal pools. Many of the impacts are due to construction of stormwater treatment structures and erosion and sediment

controls. The placement of Heritage Lane maximizes the distance from the proposed road to the edge of wetlands and keeps the wetland areas to the rear of the proposed residential lots. The wetland buffer impacts from constructing the shared driveway are necessary to access the two lots.

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

   Construction impacts are set back from the edge of wetlands as far as possible. There are multiple wetland areas throughout the site and the proposed layout is designed to limit impacts to the maximum extent possible.

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

   Erosion controls are proposed prior to and during construction. Proper inspection and maintenance procedures as specified in the plans will be implemented during construction.

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

   All disturbed areas will be restored upon completion of construction. These areas will be restored utilizing methods specified in the New Hampshire Stormwater Manual and as detailed on the construction plans.

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.*

   Stormwater controls including a treatment swale, conveyance swales, sediment forebays, and a gravel wetland are proposed which will allow for the treatment and detention of stormwater. Erosion controls which include silt sacks in catch basins, silt sock for perimeter control, erosion control matting, and stone check dams will minimize adverse impacts that would otherwise result from the construction of this subdivision.

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