

Trinity Conservation, LLC Application
Zoning Ordinance & Site Regulation Areas of Interest

Note: Below are listed areas of the ordinance and regulations that I felt were most pertinent in the review of the application by Trinity Conservation, LLC for an excavation permit. This is in no way meant to be an exclusive list but to be of assistance to interested individuals.

Zoning Ordinance

3.1.2 Prohibited Uses

Any persistent uses that may be obnoxious or injurious by reason of the production or emission of odor, dust, smoke, refuse, fumes, noise, vibration, or similar conditions or that are dangerous to the comfort, peace, enjoyment, health, or safety of the community are prohibited. The limitations placed on these types of activities are more fully described in Section 7.1 of this Ordinance, Performance Standards.

ARTICLE 7 - SUPPLEMENTAL REGULATIONS

7.1 Performance Standards

The intent of this section is to prevent land or buildings from being used or occupied in any manner that would create any dangerous, injurious, noxious, hazardous or nuisance conditions. No use or structure otherwise permitted under this Ordinance shall be permitted by right or special exception which unreasonably and adversely affects the quality of air, water supplies, water bodies or courses, or other significant natural or artificial resources of the Town of Barrington.

The burden of establishing compliance with these Performance Standards shall be on the applicant and/or property owner. The town, through an appropriate regulatory official or body, may require an environmental assessment or other appropriate studies, at the applicant's or property owner's expense, to aid in the determination of compliance with the following standards:

7.1.1 Vibration

No vibration shall be produced that is transmitted through the ground and is discernible without the aid of instruments at or at any point beyond the lot line of the site upon which

7.1.2 Noise

All noise, except that generated by normal human or vehicular activity, shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness. At property lines noise levels shall not exceed 75 DBA.

7.1.3 Odors

No condition or operation that will result or does result in the creation of odors of such intensity or character as to be detrimental to the health and welfare of the public or as to interfere unreasonably with the comfort of the public shall be permitted to be established or allowed to continue.

7.1.4 Air Quality

Emissions into the air of any kind shall not be visible at ground level at any point outside the property lines of the site upon which such emissions are generated. No visible emissions shall be discharged into the air in excess of the limitations listed below.

- 1) Smoke shall be regulated by the Ringlemann Chart method and limited to a maximum No. 2 Ringlemann for periods totaling 4 minutes in any 30 minute period and to a maximum No. 3 Ringlemann for periods totaling 3 minutes in any 15 minutes when starting a new fire.
- 2) At property lines, dust, dirt, and fly ash shall not exceed 0.3 grains per cubic foot of flue gas at a stack temperature of 500 degrees Fahrenheit and shall not exceed 50% excess air

and in no manner be unclean, destructive, unhealthful, or hazardous. Visibility shall not be impaired by the emission of a haze with apparent opaqueness equivalent to or greater than No. 2 of the Ringlemann Chart.

3) There shall be no emissions into the air that contain sulfur dioxide in quantities greater than 2000 parts per million as measured in the flue.

Adopted 03/08/05 Town of Barrington Zoning Ordinance Amended 03/08/12

36 of 97

4) No person shall cause or permit any material to be handled, transported or stored in a manner that allows or may allow particulate matter to become airborne. This section shall not apply to residential wood stoves.

ARTICLE 12 - GROUNDWATER PROTECTION DISTRICT OVERLAY (GPO)

12.1 Purpose and Intent

In the Town of Barrington, where water is drawn almost exclusively from wells, the protection of groundwater and the capability to recharge this water supply are issues of town-wide importance. Therefore, the intent of the Groundwater Protection District is to address the need to protect, preserve, and maintain groundwater resources within the town. The establishment of these regulations is also intended to address the following specific issues:

- o To protect the public health and general welfare of the citizens of Barrington; and
- o To prevent development and land use practices that would contaminate or reduce the recharge of the groundwater supplies and aquifers; and
- o To provide for future growth and development of the town, in accordance with the Master Plan, by ensuring the future availability of public and private water supplies; and
- o To encourage uses that can appropriately and safely be located in the groundwater and aquifer recharge areas. This Article is not intended to limit business growth within the town but is intended to regulate such development within groundwater protection areas through the implementation of Best Management Practices (BMP). Standards used by the town to determine BMPs shall include, but not be limited to, the sources listed below. This Article refers to, and adopts by reference, the BMP standards contained in the following reports and regulations: The New Hampshire Code of Administrative Rules, Part Env-Ws 421, Best Management Practices, as amended. Best Management Practices for Agriculture in New Hampshire, New Hampshire Department of Agriculture, Market and Food (May 2001), and subsequent revisions. Best Management Practices for Urban Stormwater Runoff, New Hampshire Department of Environmental Service (January 1996), as amended.

12.2 District Defined

The Groundwater Protection District consists of the entire area within the municipal boundaries of the town. However, there are specific portions of the town that have been identified as having the potential to yield higher quantities of groundwater. Therefore, the regulations presented in this Article are established to protect groundwater quality on a town-wide basis as well as within this specifically defined Stratified Drift Aquifer area. The boundaries of the Stratified Drift Aquifer (SDA) overlay areas are illustrated on the town's Official Zoning Map. The boundaries of the SDA are based on data developed by the United States Geological Survey, in cooperation with the New Hampshire Department of Environmental Services Water Division, as illustrated on the map entitled Drinking Water Resources and Potential Contamination Sources, Barrington, NH (October 2001).

12.3 Applicability and Exemptions

All non-residential development within the Town of Barrington must comply with the standards set forth in this Article:

o Any business or facility where regulated substances are not stored in containers with a capacity of more than five (5) gallons is exempt from Performance Standards 3 through 6 in of Subsection 12.4.1.

Adopted 03/08/05 Town of Barrington Zoning Ordinance Amended 03/08/12

49 of 97

o All private residences are exempt from the provisions of this Article.

o Any uses that existed before March 12, 2002 are exempt from the provisions of this Article. However, any pre-existing use that is changed to another use, expanded, extended, or enlarged shall be required to comply with all applicable standards of this Article, as well as the town's Site Review Regulations.

o Storage of heating fuels for on-site use or fuels for emergency electric generation, provided that storage tanks are indoors on a concrete floor or have corrosion control, leak detection and secondary containment in place, is exempt from Performance Standards 3 through 6 in Subsection 12.4.1.

o Storage of motor fuel in tanks attached to vehicles and fitted with permanent fuel lines to enable the fuel to be used by that vehicle is exempt from Performance Standard 3 through 6 in Subsection 12.4.1.

o Storage and use of office supplies is exempt from Performance Standards 3 through 6 in Subsection 12.4.1.

o Temporary storage of construction materials and fuel for equipment on a site not to exceed six months where they are to be used is exempt from Performance Standards 3 through 6 in Subsection 12.4.1.

o The sale, transportation and use of pesticides as defined in RSA 430:29 XXVI, as amended, are exempt from all provisions of this ordinance.

o Household hazardous waste collection projects regulated under New Hampshire Code of Administrative Rules (Env-Wm 401.03 (b) and 501.01 (b), as amended) are exempt from Performance Standards 3 through 6 in Subsection 12.4.1.

o Underground storage tank systems and aboveground storage tank systems that are in compliance with applicable state rules are exempt from inspections.

12.4 Performance Standards for Development

12.4.1 Town wide Performance Standards

The following standards shall apply to all regulated development, as defined in Section 12.3, throughout the entire town.

1) Animal manure, fertilizers, and compost must be stored in accordance with Manual of Best Management Practices for Agriculture in New Hampshire, NH Department of Agriculture, Markets and Food, (May, 2001), and subsequent revisions.

2) All regulated substances stored in containers with a capacity of more than five (5) gallons must be stored in product-tight containers on an impervious surface designed and maintained to prevent flow to exposed soils, floor drains, and outside drains.

3) Facilities where regulated substances are stored must be secured against unauthorized entry by means of doors or gates that are locked when authorized personnel are not present and must be inspected weekly by the facility owner.

4) Regulated substances in outdoor storage areas must be protected from exposure to precipitation by some means of coverage, for example a roof. The storage must be located at least 50 feet from surface or storm drains, and outside the radius of any wells.

Adopted 03/08/05 Town of Barrington Zoning Ordinance Amended 03/08/12

50 of 97

5) Secondary containment must be provided for outdoor storage of regulated substances if an aggregate of 275 gallons or more of regulated substances are stored outdoors on any particular property.

6) Containers in which regulated substances are stored must be clearly and visibly labeled and must be kept closed and sealed when material is not being transferred.

12.4.2 Performance Standards within Stratified Drift Aquifer Area Boundaries

All non-residential land uses located within the boundaries of the Stratified Drift Aquifer are subject to the following performance standards, in addition to those listed in Subsection 12.4.1.

1) For any use that will render impervious more than fifteen percent (15%) or more than 2,500 square feet of any lot, whichever is greater, a stormwater management plan shall be prepared based on the standards set forth in Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire, Rockingham County Conservation District (August 1992 or as amended) and Best Management Practices for Urban Stormwater Runoff, New Hampshire Department of Environmental Services (January 1996 or as updated). The Planning Board shall make the determination as to whether or not the stormwater management plan is in compliance with these standards.

2) Stormwater management plans prepared pursuant to Paragraph 1) shall demonstrate the stormwater recharged to groundwater will not result in violation the standards set forth in Ambient Groundwater Quality Standards of the Department of Environmental Services (ENV-Ws 410.05 as amended), at the property boundary and additional standards subsequently deemed applicable by the Department.

3) Businesses located in the Stratified Drift Aquifer area may be required to perform additional studies, and or provide additional information, as required by the Planning Board.

12.5 Maintenance Requirements

For uses requiring Planning Board approval for any reason, a narrative description of maintenance requirements for structures required to comply with the necessary Performance Standards, shall be recorded so as to run with the land on which such structures are located at the Registry of Deeds for Strafford County. The description so prepared shall comply with the requirements of RSA 478:4A, as amended.

14.12 Scattered or Premature Development

Nothing in this Article shall be construed so as to limit the existing authority of the Barrington Planning Board to deny new proposed development that is scattered or premature, requires an excessive expenditure of public funds, or otherwise violates the Town of Barrington Zoning Ordinance, or the Barrington Planning Board Site Review Regulations or Subdivision Regulations, or which may otherwise be lawfully denied.

Site Regulations

2.5.7 Determination of Completeness of Application

At the meeting to consider acceptance of an application, the Board shall determine whether or not the application is complete and vote formal acceptance or rejection of the application accordingly. If the application is incomplete, the Board shall notify the Applicant under RSA 676:3 and shall specify what would be required to make the application complete. If the application is complete, the Board may, but need not, begin formal consideration of the application at the same meeting.

2.5.8 Public Hearing

The Board shall hold a public hearing on an accepted application with notice as required by Subsection 2.2.2. Notice of the public hearing may be included in the notice for the meeting to consider Formal Acceptance as scheduling permits. A public hearing may be continued from meeting to meeting as needed.

2.5.9 Special Studies or Reviews

If, during the Board's consideration of the application, the Board determines that certain additional information is necessary for a fully informed decision, it may request the Applicant to provide the information or may hire a professional consultant itself with expenses charged as per Section 2.2.

2.5.10 Board Action (11/3/2011)

The Board shall act to approve, conditionally approve, or disapprove an application within the timeframe consistent with NH RSA 676:4, as most recently amended, unless it deems more time necessary, in which case the Board must either obtain a written consent from the Applicant for an extension of a specified period or obtain in writing from the Board of Selectmen an extension of time not to exceed ninety (90) days. The Board shall take action as follows:

1) If the Board grants approval of an application as submitted, the plan shall be signed and dated by the Chairman; and the plan is made available for filing with the Planning Board and the Building Inspector may issue permits as appropriate.

Adopted 06/23/05 Town of Barrington Site Plan Regulations Amended 02/21/08; 11/03/11
12 of 94

2) If the Board disapproves of an application, the Board shall state the grounds for disapproval in writing.

3) If the Board grants conditional approval of an application, the conditions shall be stated in writing and the plan shall not be signed and released for permit issuance until fulfillment of such conditions.

2.5.11 Compliance with Conditions of Approval

In order to determine fulfillment of conditions of approval, the Board shall hold a public hearing with notice as required in Article 2.2.2 to receive evidence of compliance or non-compliance. No public hearing is required for conditions which are:

1) Minor plan changes compliance with which is administrative and does not involve discretionary judgment; or

2) Conditions which are in themselves administrative and which involve no discretionary judgment on the part of the Board; or

3) Conditions with regard to the Applicant's possession of permits and approval granted by other Boards or agencies.

2.5.12 Expiration of Approved Plans

Where no active and substantial work (as defined in Article 12, Definitions) has commenced upon a site, plans that are approved and signed by the Board shall expire one year from the date the plan is signed. An extension, not to exceed one year, may be granted by majority vote of the Board so long as it is applied for at least thirty days prior to the expiration date. The Board may grant only one such extension for any proposed site plan. All other plans must be submitted to the Board for review to insure compliance with these and all other town ordinances and regulations.

2.5.13 Board Signature (11/3/2011)

Prior to obtaining Board signature, the Applicant shall submit two (2) complete paper print plan sets and supporting documents as required in Article 3 with a letter explaining how the Applicant addressed the conditions of approval. This shall include final and complete reports for all items submitted during review for the Town of Barrington's file. The Chairman shall endorse two (2) paper copies of the approved plan(s) meeting the conditions of approval upon receipt of an executed bond for all improvements, excluding buildings. The Planning Department shall retain a signed and approved reproducible 11"x17", and PDF format on CD with supporting documents for Town records.

3.4 Permits

The applicant shall be responsible for obtaining the approvals and necessary permits from governmental or municipal agencies. A copy of each permit shall be submitted to the Town of Barrington and the permit number shall be shown on the plan. Project permits may be pending during design review application only.

3.5 Improvement Plans

When improvements are proposed to be constructed as part of the site plan application, the Applicant is required to submit improvement plans, including plans required for all off-site improvements. All improvement plans shall be stamped and signed by a professional engineer. The improvement plans shall include:

3.5.1 Grading and General Features

All existing features shall be presented as lightly shaded or grey scale, but shall be legible to provide contrast to the proposed features:

FIGURE 2 - BASIC LOT DIAGRAM

Adopted 06/23/05 Town of Barrington Site Plan Regulations Amended 02/21/08; 11/03/11
21 of 94

- 1) Proposed topography (two (2)-foot contour interval minimum)
- 2) Existing and proposed spot elevations
- 3) Existing and proposed edge of pavement
- 4) Existing and proposed curb line
- 5) Existing and proposed buildings and structures
- 6) Existing and proposed retaining walls
- 7) Existing and reconstructed stone walls
- 8) Wetland - wetland limits (including areas in prime wetlands) identified, impact area in square feet for each individual location, and mitigation areas (as may be required)
- 9) Existing and proposed treeline
- 10) Benchmarks

3.5.2 Existing and Proposed Drainage Systems

A storm drainage plan based on a 50 year storm event and plans for snow removal and storage:

- 1) Pipes/culverts – type, size, length and slope, inverts, end sections/head walls, minimum cover and location, and outlet erosion protection for each location
- 2) Structures – location, type, size, rim elevations, and inverts for existing catchbasins, drain manholes, and special structures
- 3) Swales/ditches/waterways - flow arrows (direction of flow), grading, spot elevations, and erosion protection (riprap, matting, etc.)

4.8.1 General

All access shall be designed to accommodate prospective traffic and meet requirements of the Zoning Ordinance, Subdivision Regulations, and all other applicable town and state regulations including those of the Barrington Fire Department. All sites shall have adequate provision for a safe and suitable access to a Class V or better road. Where an adjacent existing street from which access is gained is deemed to be substandard, the upgrading of said street shall be provided for. Where traffic from a proposed site will adversely impact adjacent streets or intersections, provisions shall be made for the mitigation of said impacts. If new streets are to be built as part of a site plan (e.g., for a multi-family residential site plan), then the design and submission requirements of such streets shall comply with the Barrington Subdivision Regulations. The Planning Board strongly encourages the use of joint driveways whenever feasible as provided below.

4.8.2 Driveways

1) Permits - Applications fronting on any state road shall require a state driveway permit from the NH Department of Transportation. Applications fronting on town roads shall require a Town Driveway Permit issued by the Town of Barrington Road Agent. The applicant shall submit a copy of the permit to the Planning Board and the permit number shall be shown on the plan.

2) Dimensional Requirements - Driveway widths and right-turn radii shall comply with the standards set forth in the Barrington Subdivision Regulations.

3) Separation of Access Points - Access points shall not be located closer than 50 feet from intersecting streets. Access points shall not be located closer than 75 feet from one another on the same side of the street in the Village District (VD) zoning district and 150 feet from one another on the same side of the street in all other zoning districts.

4.8.3 Access Management

Where the existing configuration of properties and driveways in the vicinity of the site precludes spacing of a driveway in accordance with the provisions above, the Planning Board may require that one, or a combination of, the following methods be utilized:

1) Joint Use Driveways - Wherever feasible, the Planning Board may require a joint-use driveway serving two abutting properties, with appropriate cross-access easements provided.

Adopted 06/23/05 Town of Barrington Site Plan Regulations Amended 02/21/08; 11/03/11
33 of 94

2) Driveway Closings - The property owner may be required to close and eliminate any pre-existing driveways, if any, on the project site at the discretion of the Planning Board after approval of a new driveway.

3) Side Street Access – The Planning Board may allow properties with frontage on a state highway and another public side street to provide a secondary access point from the side street in order to reduce turning movements onto arterial roadways such as Routes 125, 9, 202 and 4.

4) Frontage Roads – The Planning Board may require abutting properties with frontage on a state highway (such as Routes 125 and 9), to construct a frontage road for the purpose of accessing said properties and reducing the total number of access points directly to the highway. The construction standards for frontage roads shall meet the requirements of the road design standards in the Barrington Subdivision Regulations.

4.8.6 Intersection Site Distance

The minimum sight distance shall be 300 feet in all directions meeting the requirements for roadway intersections of the Barrington Subdivision Regulations (Unless otherwise required by the NHDOT as part of a State Driveway Permit). Proper visibility easements shall be provided to meet the sight distance requirements.

4.14.1 Analysis Thresholds

All projects creating 5,000 square feet or more of new non-residential floor space or creating 15 or more new multi-family dwelling units must provide a report meeting the requirements outlined for a Short Traffic Impact Analysis.

If any of the following conditions apply, then a Full Traffic Impact Analysis must be completed:

1) All applications creating 10,000 square feet or more of new non-residential floor space or creating 20 or more new multi-family dwelling units.

2) Trip generation exceeding 1,000 average daily trips or 100 peak hour trips. Peak hour is defined as any of the following:

a) AM peak hour (7-9 AM)

b) PM peak hour (4-6 PM)

- c) Saturday midday peak hour (11AM-1PM)
- d) Peak hour generator for certain land uses (e.g., school, movie theater) if it falls outside the three previously listed periods. Analysis of Saturday midday peak only applies to retail uses.

3) The Planning Board may require a Full Analysis because of special circumstances.

4.14.2 Requirements for Short Traffic Impact Analysis

The Short Analysis has two primary objectives: First, to justify that a Full Analysis is not required, and, second, to determine the appropriate impact fee (as required in Article 14 of the Zoning Ordinance) imposed on the applicant. At a minimum, the Short Analysis must include the following:

- 1) Description of Site - A brief narrative of the character of the site and adjacent properties, including land uses and other pertinent facts.
- 2) Description of Roadways - A brief narrative of the study area roadway facilities, including the number of lanes, speed limit, major intersections, and locations of existing driveways. A description of pedestrian amenities such as sidewalks, crosswalks, and handicap ramps should also be completed.
- 3) Sight Distance - Measurements shall be provided for each driveway. A comparison of the available sight distance at each study intersection with Town of Barrington standards shall be included.

Adopted 06/23/05 Town of Barrington Site Plan Regulations Amended 02/21/08; 11/03/11
65 of 94

4) Trip Generation - In all cases, the analysis shall include trip generation based upon the ITE Trip Generation Handbook - latest edition. Where the applicant feels the ITE trip generation is not representative of the proposed development, justification must be provided for alternative trip generation methodology. If counts are performed to determine trip generation rates, the applicant must conduct two separate counts and provide full details of the count locations, including the size of the facility, percent occupancy, location, adjacent road Average Daily Traffic (ADT), time, and date of count.

5) Trip Distribution - In the analysis, trip distribution shall be described in a report that demonstrates knowledge of area-wide land uses, roadway facilities, and predominant traffic flows by time of day. The analysis shall contain a percentage distribution of trips (by direction) to the adjacent roadway facilities and any relevant assumptions. All assumptions made shall be outlined, with justification, in the report.

4.14.3 Requirements for Full Traffic Impact Analysis

1) General Requirements - All information described in the Short Analysis must also be contained in the Full Analysis. The report shall be prepared and stamped by a NH licensed professional engineer specializing in civil engineering. This analysis shall be prepared to meet, at a minimum, the "Guideline for Traffic Impact Analysis" (by the Strafford Regional Planning Board). Where the board is concerned about traffic impact, it may require this analysis for smaller projects.

2) Existing Traffic Counts - In no case shall existing traffic counts used in the analysis be more than two years old (from date of count to date of analysis submittal). If a significant change (e.g., new roadway or development) has occurred within the last two years, the Planning Board and/or Highway Department can, at their discretion, require that new counts be conducted. Traffic counts shall include information on date, time, day of week, and name of the firm or individual who performed the counts. Traffic counts shall be seasonally adjusted to average and peak conditions.

3) Design Year Traffic Projection - The design year for traffic projections shall be 10 years from the current year.

4) Build/No-Build Analysis - The applicant shall obtain a list from the Town of Barrington containing all proposed developments permitted to date within the study area. The traffic

generated by these projects shall be added to the no-build and build analyses. Additionally, the background growth rate should be determined based upon information obtained from the NH Department of Transportation or the Strafford Regional Planning Commission. The calculated background growth rate should be completely documented and included in the study for review.

5) Trip Generation - Traffic projection for trip generation growth is described in the Short Analysis section.

Adopted 06/23/05 Town of Barrington Site Plan Regulations Amended 02/21/08; 11/03/11
66 of 94

6) Trip Distribution - The applicant shall provide justification for the assumed trip distribution. The trip distribution methodology should be representative of the type of development. Data may be obtained from employee zip code analysis, studies of similar sites, analysis of ADT on adjacent roadways, US Census journey to work and home-based work/non-work trips, or other sources. Graphic presentation shall be provided showing 1) peak hour trips added by the development, and 2) study area peak hour traffic volumes under each of the following scenarios:

- a) Existing conditions
- b) Existing conditions with proposed development
- c) No build for design year
- d) Build for design year

7) Peak Hour Capacity Analysis - Capacity analysis is to be performed at all study intersections (including driveways) using the most current Highway Capacity Manual Level of Service methodology for signalized and unsignalized intersections. Each of the four scenarios listed above must be analyzed at a minimum. A gap acceptance analysis should be provided in the case of adjustment to the default critical gap in the capacity analysis.

8) Safety Analysis - Accident data for the roadways and intersections included in the study area shall be obtained from the Barrington Police Department. Accident history for the three most recent years available shall be summarized and compared to the Statewide or national rates established for the corresponding facility type (e.g., rural two-lane highway, urban arterial, etc.).

9) Site Distance - The minimum all season sight distance shall be three -hundred sixty-five (365) feet in all directions meeting the requirements for roadway and intersection design of the Barrington Subdivision Regulations.

10) Trucks - The location of loading docks and/or delivery drop-off areas shall be given in the analysis. The estimated frequency of trucks by time of day shall be provided when the number of daily truck trips exceeds 30 percent of the ADT on any roadway in the study area.

11) Parking - There should be a defined correlation between estimated trip generation and parking space requirements. The proposal shall contain a comparison of daily and peak hour trip generation estimates to the number of proposed parking spaces on site.

12) Narrative - Discussion of the following shall be provided:

- a) Travel safety characteristics of any streets substantially impacted by allowing the "build" alternative, considering such things as sight distance limitations, width limitations, horizontal or vertical alignment deficiencies, and surface conditions

Adopted 06/23/05 Town of Barrington Site Plan Regulations Amended 02/21/08; 11/03/11
67 of 94

- b) Street side safety of any streets substantially impacted, considering such things as the amount and type of development along such streets, presence of sidewalks, vehicle speeds, and any outstanding limitations in sight distance or road configuration

- c) Impact on pedestrian safety and convenience

- d) Noise impacts on residential premises

13) Mitigation - Any mitigating measures proposed shall be described in detail and included in the analysis. It is imperative that the applicants identify improvements to intersections even if they don't fund them fully. Transportation Demand Management (TDM), non-vehicular transportation and mass transit should be strongly considered as mitigating strategies.

14) Regional Transportation Facilities – Possible impacts and mitigation measures of the site plan development on regional transportation facilities and planned improvements shall be considered and identified in the traffic impact analysis.

4.14.4 Traffic Standards and Mitigation

Traffic control signals and signs, turning lanes, pavement widening, eliminating certain turning movements, and other improvements, may be required as determined by the Board if the site plan meets or exceeds the following standards:

1) Intersection Delay - If not more severely limited under other provisions of other laws or regulations, the absolute increase in calculated intersection delay, under “build” conditions, shall be no more than 10 to 20 seconds.

2) Average Daily Traffic - Average daily traffic volumes shall not be increased by more than one-third above the “no-build” level on any street.

3) Safety of Bicycles and Pedestrians - Traffic access to the site shall be such as to ensure the safety of vehicles and pedestrians. Adequate provisions shall be made to accommodate pedestrians and bicyclists:

Article 5 Sign Regulations

ARTICLE 7 – ADMINISTRATION

7.1 Technical Assistance

In the event that the Board requires technical assistance and/or special studies to adequately and properly evaluate an application or perform subsequent inspections, it may secure such professional assistance. This may include technical assistance, special studies, legal review of aspects of the application which are unique or specific to this case (but excluding general legal advice), and other such assistance. The applicant shall reimburse the Town for the cost of such assistance, but the individual or company engaged shall work for, and report directly to the Town.

7.2 Guarantees of Performance

1) Pursuant to RSA 674:44, in lieu of the completion of street work and utility installations prior to the final approval of the site plan, the planning board may accept a performance bond, irrevocable letter of credit, or other type or types of security as shall be agreed, subject to the approval of the Board of Selectmen and town counsel.

2) The planning board shall have the discretion to prescribe the type and amount of the bond or other security, require satisfactory evidence of the financial ability of any surety or financial institution to pay such bond or other type of security, and specify a period for completion of the improvements and utilities to be expressed in the bond or other security, in order to secure to the Town of Barrington the actual construction and installation of such improvements and utilities. The Town of Barrington shall have the power to enforce such bonds or other securities by all appropriate legal and equitable remedies.