

BEALS · ASSOCIATES *PLLC*

70 Portsmouth Avenue
Stratham, New Hampshire
03885
603 - 583 - 4860
Fax: 583 - 4863

Chairman
Barrington Planning Board
333 Calef Highway
Barrington, NH

Dec. 9, 2013

RE: Letter of Intent - Tax Map 215, Lot 1


Dear Chairman and Board members,

Beals Associates, PLLC, is the engineering firm representing Cabernet Builders, who have an office in Stratham, NH and have purchased the subject parcels. We are coming before the board proposal for an 18 lot residential subdivision consisting of 3,050 linear feet of roadway and 12-Acres of open space that is to be maintained in its existing condition.

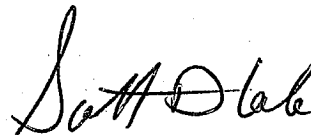
Being representatives of Cabernet Builders, please address any questions or comments to this office, as we have been authorized to discuss this subdivision for Mr. Mason.

Very truly yours,

BEALS ASSOCIATES, PLLC



Christian O. Smith, P.E.
Principal



Scott D. Cole
Senior Project Manager

SUBDIVISION APPLICATION

FILE NO. _____

Date Completed Application Form Received by Planning Board Clerk:

_____ By: _____ (Clerk)

Name of Subdivision: River's Peak Subdivision

Name of Property Owner (if multiple owners list all owners and parcel ownership):

Cabernet Builders

Owner's Address: P.O. Box 291 Stratham, NH 03885

Owner's Telephone: 765-3173

Name of Developer or Subdivider (if different from owner): _____

Developer's Address: _____

Developer's Telephone: _____

Professional Engineer: Beals Associates, PLLC

Address: 70 Portsmouth Ave, Stratham, NH 03885 Telephone: 583-4860

Land Surveyor: Doucet Survey Inc.

Address: 102 Kent Place, Newmarket NH, 03857 Telephone: 659-6560

Land Planner: _____

Address: _____ Telephone: _____

Location of Project (present subdivision name and address): _____

East of Boulder Drive

Assessor's Map # 215 Lot # 1 Plan Filed: _____

Zoning District(s): General Residential

Planning Board Form # 101-10-31-88

Revised: 11/21/88 12/14/88 02/16/89 05/23/91 01/20/2009
11/23/88 01/06/89 03/20/89 06/08/91

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

g. Scale of plan	<input type="checkbox"/>	<input type="checkbox"/>		
h. Sheet number	<input type="checkbox"/>	<input type="checkbox"/>		
i. Name, address, & telephone number of design firm	<input type="checkbox"/>	<input type="checkbox"/>		
j. Name and address of applicant	<input type="checkbox"/>	<input type="checkbox"/>		
3. Revision block with provision for amendment dates	<input type="checkbox"/>	<input type="checkbox"/>		
4. Planning Board approval block provided on each sheet to be recorded	<input type="checkbox"/>	<input type="checkbox"/>		
5. Certification block (for engineer or surveyor)	<input type="checkbox"/>	<input type="checkbox"/>		
6. Match lines (if any)	<input type="checkbox"/>	<input type="checkbox"/>		
7. Zoning designation of subject parcel(s) including overlay districts	<input type="checkbox"/>	<input type="checkbox"/>		
8. Minimum lot area, frontages & setback dimensions required for district(s)	<input type="checkbox"/>	<input type="checkbox"/>		
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	<input type="checkbox"/>	<input type="checkbox"/>		
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."	<input type="checkbox"/>	<input type="checkbox"/>		
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."	<input type="checkbox"/>	<input type="checkbox"/>		
12. Note identifying which plans are to be recorded and which are on file at the town.	<input type="checkbox"/>	<input type="checkbox"/>		
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."	<input type="checkbox"/>	<input type="checkbox"/>		
14. North arrow	<input type="checkbox"/>	<input type="checkbox"/>		
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	<input type="checkbox"/>	<input type="checkbox"/>		
16. Plan and deed references	<input type="checkbox"/>	<input type="checkbox"/>		
17. The following notes shall be provided:	<input type="checkbox"/>	<input type="checkbox"/>		
a. Purpose of plan	<input type="checkbox"/>	<input type="checkbox"/>		
b. Existing and proposed use	<input type="checkbox"/>	<input type="checkbox"/>		
c. Water supply source (name of provider (company) if offsite)	<input type="checkbox"/>	<input type="checkbox"/>		
d. Zoning variances/special exceptions with conditions	<input type="checkbox"/>	<input type="checkbox"/>		
e. List of required permits and permit approval numbers	<input type="checkbox"/>	<input type="checkbox"/>		
f. Vicinity sketch showing 1,000 feet surrounding the site	<input type="checkbox"/>	<input type="checkbox"/>		
g. Plan index indicating all sheets	<input type="checkbox"/>	<input type="checkbox"/>		
18. Boundary of entire property to be subdivided	<input type="checkbox"/>	<input type="checkbox"/>		
19. Boundary monuments	<input type="checkbox"/>	<input type="checkbox"/>		
a. Monuments found	<input type="checkbox"/>	<input type="checkbox"/>		
b. Map number and lot number, name addresses, and zoning of all abutting land owners	<input type="checkbox"/>	<input type="checkbox"/>		
c. Monuments to be set	<input type="checkbox"/>	<input type="checkbox"/>		
20. Existing streets:	<input type="checkbox"/>	<input type="checkbox"/>		
a. Name labeled	<input type="checkbox"/>	<input type="checkbox"/>		
b. Status noted or labeled	<input type="checkbox"/>	<input type="checkbox"/>		
c. Right-of-way dimensioned	<input type="checkbox"/>	<input type="checkbox"/>		
d. Pavement width dimensioned	<input type="checkbox"/>	<input type="checkbox"/>		
21. Municipal boundaries (if any)	<input type="checkbox"/>	<input type="checkbox"/>		
22. Existing easements (identified by type)	<input type="checkbox"/>	<input type="checkbox"/>		
A) Drainage easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		

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

a. Name(s) labeled	<input type="checkbox"/>	<input type="checkbox"/>		
b. Width of right-of-way dimensioned	<input type="checkbox"/>	<input type="checkbox"/>		
c. Pavement width dimensioned	<input type="checkbox"/>	<input type="checkbox"/>		
6. Source and datum of topographic information (USGS required)	<input type="checkbox"/>	<input type="checkbox"/>		
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	<input type="checkbox"/>	<input type="checkbox"/>		
8. Soil Conservation Service (SCS) soil survey information	<input type="checkbox"/>	<input type="checkbox"/>		
9. Location, type, size & inverts of the following (as applicable):	<input type="checkbox"/>	<input type="checkbox"/>		
a. Existing water systems	<input type="checkbox"/>	<input type="checkbox"/>		
b. Existing drainage systems	<input type="checkbox"/>	<input type="checkbox"/>		
c. Existing utilities	<input type="checkbox"/>	<input type="checkbox"/>		
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	<input type="checkbox"/>	<input type="checkbox"/>		
11. Location of all water wells with protective radii as required by the NH Department Of Environmental Services (meeting Town and NHDES setback requirements)	<input type="checkbox"/>	<input type="checkbox"/>		
12. Existing tree lines	<input type="checkbox"/>	<input type="checkbox"/>		
13. Existing ledge outcroppings & other significant natural features	<input type="checkbox"/>	<input type="checkbox"/>		
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	<input type="checkbox"/>	<input type="checkbox"/>		
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	<input type="checkbox"/>	<input type="checkbox"/>		
1. Typical cross-section of roadway	<input type="checkbox"/>	<input type="checkbox"/>		
2. Typical driveway apron detail	<input type="checkbox"/>	<input type="checkbox"/>		
3. Curbing detail	<input type="checkbox"/>	<input type="checkbox"/>		
4. Guardrail detail	<input type="checkbox"/>	<input type="checkbox"/>		
5. Sidewalk detail	<input type="checkbox"/>	<input type="checkbox"/>		
6. Traffic signs and pavement markings	<input type="checkbox"/>	<input type="checkbox"/>		
7. Drainage structure(s):	<input type="checkbox"/>	<input type="checkbox"/>		
8. Outlet protection riprap apron	<input type="checkbox"/>	<input type="checkbox"/>		
9. Level spreader	<input type="checkbox"/>	<input type="checkbox"/>		
10. Treatment swale	<input type="checkbox"/>	<input type="checkbox"/>		
11. Typical section at detention basin	<input type="checkbox"/>	<input type="checkbox"/>		
12. Typical pipe trench	<input type="checkbox"/>	<input type="checkbox"/>		
13. Fire protection details	<input type="checkbox"/>	<input type="checkbox"/>		
14. Erosion control details:	<input type="checkbox"/>	<input type="checkbox"/>		
15. Construction Notes	<input type="checkbox"/>	<input type="checkbox"/>		
a. Construction sequence	<input type="checkbox"/>	<input type="checkbox"/>		
b. Erosion control notes	<input type="checkbox"/>	<input type="checkbox"/>		
c. Landscaping notes	<input type="checkbox"/>	<input type="checkbox"/>		
d. Water system construction notes	<input type="checkbox"/>	<input type="checkbox"/>		
e. Sewage system construction notes	<input type="checkbox"/>	<input type="checkbox"/>		
f. Existing & finish centerline grades	<input type="checkbox"/>	<input type="checkbox"/>		
g. Proposed pavement - Typical cross-section	<input type="checkbox"/>	<input type="checkbox"/>		
h. Right-of-way and easement limits	<input type="checkbox"/>	<input type="checkbox"/>		
i. Embankment slopes	<input type="checkbox"/>	<input type="checkbox"/>		
j. Utilities	<input type="checkbox"/>	<input type="checkbox"/>		
Section V				
Supporting Documentation If Required				
1. Calculation of permitted housing density (for Conservation Subdivisions only as	<input type="checkbox"/>	<input type="checkbox"/>		

required in Article 6 of the Barrington Zoning Ordinance)				
2. Stormwater management report	<input type="checkbox"/>	<input type="checkbox"/>		
3. Traffic impact analysis	<input type="checkbox"/>	<input type="checkbox"/>		
4. Environmental impact assessment	<input type="checkbox"/>	<input type="checkbox"/>		
5. Hydrogeologic study	<input type="checkbox"/>	<input type="checkbox"/>		
6. Fiscal impact study provided	<input type="checkbox"/>	<input type="checkbox"/>		
7. Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	<input type="checkbox"/>	<input type="checkbox"/>		
8. Site Inventory and Conceptual Development Plan (from preliminary Conservation Subdivision review only)	<input type="checkbox"/>	<input type="checkbox"/>		

LIST OF ABUTTERS

List of all the names and addresses of the owner(s) of record of the property and abutters, including persons whose property is separated from the concerned property by a street(s), public land(s) or stream(s). It is the responsibility of the applicant to determine the completeness and accuracy of the list of abutters.

ADJACENT PROPERTY OWNERS (See Attached abutter's List)

MAP _____ LOT _____ NAME _____

ADDRESS _____

MAP _____ LOT _____ NAME _____

ADDRESS _____

MAP _____ LOT _____ NAME _____

ADDRESS _____

MAP _____ LOT _____ NAME _____

ADDRESS _____

MAP _____ LOT _____ NAME _____

ADDRESS _____

MAP _____ LOT _____ NAME _____

ADDRESS _____

MAP _____ LOT _____ NAME _____

ADDRESS _____

MAP _____ LOT _____ NAME _____

ADDRESS _____

ROUTING SHEET

Name of Subdivision River's Peak

Street Address Off Boulder Drive

TO: ALL DEPARTMENT HEADS, TOWN OF BARRINGTON

The Planning Board has received a subdivision for property located on Tax Map 215
Lot 1, Plot _____ owned by Cabernet Builders

The application has been accepted for such subdivision, and the Planning Board would appreciate your comments relative to the design or impact on your departments, as you perceive it.

Please note your comments below and return this sheet to us within two weeks.

Thank you.

DEPARTMENTS ROUTED TO:

Initials of Dept. Heads

Reviewed and O.K. or have concerns
(please indicate)

_____ Police Chief

_____ Fire Chief

_____ Highway-Road Agent

_____ Conservation Comm.

_____ Town Planner

_____ Town Engineer

_____ School Principal

_____ Legal (Town Counsel)

_____ Other

COMMENTS:

SUBDIVISION WAIVER REQUEST FORM

Name of Subdivision River's PeakStreet Address Off Boulder Drive

I Beals Associates hereby request that the Planning Board waive the requirements of item Appendix I Road Design side slopes of the Subdivision Checklist in reference to a plan presented by Beals Associates (name of surveyor or engineer) dated Dec. 2013 for property tax map and lot number Map 215 Lot1 in the Town of Barrington, New Hampshire.

Reasons why waiver is necessary:

1. Reduction of site disturbance2. Larger separation from Prime Wetland boundary

3. _____

Signed, 

STATUS:

DATE:

- __ 1. Application incomplete, _____
- __ 2. Preliminary application complete, fees paid, _____
(Clerk)
- __ 3. Application formally accepted by Planning
Board, (start 90 day review clock by RSA
676:4) _____
(Vote of Planning Board)
- __ 4. Preliminary approval granted or denied, _____
- __ 5. Final application complete, routing sheet
returned, _____
- __ 6. Final approval granted or denied, _____
- __ 7. Waivers granted, (see attached sheet) _____
- __ 8. Comments, _____

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 _____ of _____ 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.

(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.

ADMINISTRATIVE AND REVIEW FEES

\$150 per lot, for subdivisions
\$150.00 – site reviews & lot line revisions
Conceptual Review Only – No Charge

POSTAGE

For all subdivisions, lot line revisions, & site review \$7:00 per abutter including the applicant and all professional that have signed or stamped the plans.

ADVERTISING (PUBLIC NOTICE)

For all subdivisions \$50.00

If the application is required to be reviewed at more than one (1) Planning Board meeting, additional postage and advertising charges will be assessed.

RECORDING

The applicant shall pay \$50.00 for the first sheet for recording the final plat layout prior to final subdivision approval. All additional sheets will be charged in accordance with fees established by the County charged to the Town. A fee of \$25.00 must be paid at the time of recording.

FAIR SHARE OFF SITE IMPROVEMENT FEE

Subdivision:	18 lots x \$150 = \$2,700
Abutters:	18 abutters x \$7 = \$126
Notice fee	<u>\$50</u>

Total Fees: \$2876

BEALS · ASSOCIATES PLLC

70 Portsmouth Ave.
Suite 2, 3rd flr.
Stratham, N.H. 03885
603 - 772 - 7851
Fax: 772 - 1966

Dec. 9, 2013

Job #NH-193

Chairman, Planning Board
Town of Barrington
333 Calef Highway
Barrington, NH 03825

Re: Proposed Major Subdivision,
Boulder Drive and New Bow Lake Road

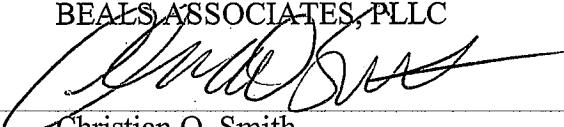
Dear Mr. Chairman and Board Members:

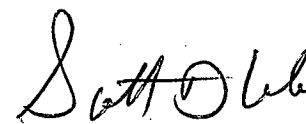
This is written to formalize a request for waiver with regard to the referenced subdivision application.

Your petitioner seeks the following relief:

- 1.) A waiver to Subdivision Regulations Appendix I Roadway Design Sub-Section P, which requires a minimum side slope of 4' horizontal to 1' vertical unless the length of the grade is greater than 10'. We are requesting that 2' horizontal to 1' vertical be allowed throughout and feel a waiver to this section is justified, as all 2' horizontal to 1' vertical side slopes will be protected from erosion by the use of jute mat. Also, the reduction will allow for more protection to side slopes adjacent to the wetland systems to include prime wetland #11 on the Southeasterly side of the project.

Very truly yours,
BEALS ASSOCIATES, PLLC


Christian O. Smith
Professional Engineer


Scott D. Cole
Senior Project Manager

cc: Tim Mason, Cabernet Builders

**ABUTTERS LIST
FOR
NH-193 – Cabernet Builders
Barrington Tax Map # 215-1**

**SUBJECT PARCEL
TAX MAP/LOT**

BOOK/PAGE

OWNER OF RECORD

215 -1

3090/551

Cabernet Builders
P.O. Box 291
Stratham, NH 03885

ABUTTERS

TAX MAP/LOT

OWNER OF RECORD

215-3

215-4

215-2

Jonathan Fischer & Ellen McCaleb
208 Parker Mountain Road
Barrington, NH 03825

228-28

Donald Wilkinson, Jr.
294 Stagecoach Road
Barrington, NH 03825

228-30

Lerbinger Realty Trust
28 Lakewood Road
Newton, MA 02161

228-31.02

Jeffrey & Lynne Heyliger
180 Boulder Drive
Barrington, NH 03825

228-31.09

Frank Grande & Patricia Veigel
175 Boulder Drive
Barrington, NH 03825

228-31.10

Thomas & Cynthia Landry
187 Boulder Drive
Barrington, NH 03825

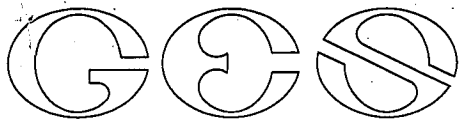
228-31.11

John & Janice Yeaman
199 Boulder Drive
Barrington, NH 03825

216-7

Rebecca & Daniel Butcher
35 New Bow Lake Road
Barrington, NH 03825

216-8	Daniel Olson 95 New Bow Lake Road Barrington, NH 03825
216-9	Ellen J. Dorrance 17 Route125 #13 Kingston, NH 03848
215-9	Doris & Joann Haggett 14 Webber Road East Hampstead, NH 03826
215-8	Town of Barrington PO Box 660 333 Calef Highway Barrington, NH 03825
215-7	Todd M. Calitri 267 Parker Mountain Road Barrington, NH 03825
215-6	Arturo Cortina & Cheryl Wyman 208 New Bow Lake Road Barrington, NH 03825
228-31.13 228.31	Fairway Heights Homeowner Assn PO Box 341 Barrington, NH 03825
Engineering Firm	Beals Associates, PLLC 70 Portsmouth Ave. Stratham NH 03885
Soil Scientists	Gove Environmental Services. Inc. 8 Continental Drive Bldg. 2 Unit H Exeter, NH 03833
Surveyor	Doucet Survey, Inc. 102 Kent Place Newmarket, NH 03857



SITE-SPECIFIC SOIL SURVEY REPORT
MASON, NEW BOW LAKE ROAD BARRINGTON
2013118

1. MAPPING STANDARDS

Site-Specific Soil Mapping Standards for New Hampshire and Vermont. SSSNNE Special Publication No. 3, Version 2.0, January, 1999.

2. DATE SOIL MAP PRODUCED
October 4, 2013

3. GEOGRAPHIC LOCATION AND SIZE OF SITE

Tax Map 2-26 Barrington, New Hampshire. Approximately 60 acres. The site is comprised of mature and historically logged forest, the slopes are generally rolling from the south to the north.

4. PURPOSE OF THE SOIL MAP

The preparation of this map was requested by Beals Associates, Inc. The purpose was to meet the subdivision requirements of NH AoT.

5. SOIL IDENTIFICATION LEGEND

SYMBOL	SOIL TAXONOMIC NAME	HYDROLOGIC SOIL GROUP
26	Windsor	A
86	Hollis	C/D
89	Chatfield	B
313	Deerfield	B
448	Scituate	C
546/P	Walpole (poorly drained)	C
656	Ridgebury	C
49	Whitman (very poorly drained)	D
296	Catden (very poorly drained)	D

SOIL MAP UNIT DESCRIPTIONS

- 26** The Windsor series consists of very deep, excessively drained soils formed in sandy outwash or eolian deposits. They are nearly level through very steep soils on glaciofluvial landforms. Slope ranges from 0 through 60 percent. Saturated hydraulic conductivity is high or very high.
- 86** The Hollis series consists of well drained and somewhat excessively drained soils formed in a thin mantle of till derived mainly from parent materials that are very low in iron sulfides such as gneiss, schist, and granite. They are shallow to bedrock. They are nearly level through very steep upland soils on bedrock-controlled hills and ridges. Slope ranges from 0 through 60 percent. Saturated hydraulic conductivity is moderately high or high.
- 89** The Chatfield series consists of well drained and somewhat excessively drained soils formed in till derived from parent materials that are very low in iron sulfides. They are moderately deep to bedrock. They are nearly level through very steep soils on glaciated plains, hills, and ridges. Slope ranges from 0 through 70 percent. Crystalline bedrock is at depths of 20 to 40 inches
- 313** The Deerfield series consists of very deep, moderately well drained soils formed in glaciofluvial deposits. They are nearly level to strongly sloping soils on terraces, deltas, and outwash plains. Slope ranges from 0 to 15 percent. Saturated hydraulic conductivity is high or very high.
- 448** The Scituate series consists of moderately well drained soils formed in a loamy eolian influenced mantle of till underlain by sandy lodgement till. The soils are very deep to bedrock and moderately deep to a densic contact. They are nearly level through moderately steep soils on glaciated uplands. Saturated hydraulic conductivity is moderately high or high in the solum and moderately low or moderately high in the substratum.
- 546/P** The Walpole Series consists of very deep, poorly drained sandy soils formed in outwash and stratified drift. They are nearly level to gently sloping soils in low-lying positions on terraces and plains. Slope ranges from 0 to 8 percent. Saturated hydraulic conductivity is moderately high or high in the surface layer and subsoil, and high or very high in the substratum.
- 656/P** The Ridgebury series consists of very deep, somewhat poorly and poorly drained soils formed in till derived mainly from granite, gneiss and schist. They are commonly shallow to a densic contact. They are nearly level to gently sloping soils in low areas in uplands. Slope ranges from 0 to 15 percent. Saturated hydraulic conductivity ranges from moderately low to high in the solum and very low to moderately low in the substratum.

49/VP The Whitman series consists of very deep, very poorly drained soils formed in lodgement till derived mainly from granite, gneiss, and schist. They are shallow to a densic contact. These soils are nearly level or gently sloping soils in depressions and drainageways on uplands. Saturated hydraulic conductivity is moderately high or high in the solum and very low through moderately high in the substratum.

296 The Catden series consists of very deep, very poorly drained soils formed in woody and herbaceous organic materials in depressions on lake plains, outwash plains, moraines, and flood plains. Saturated hydraulic conductivity ranges from moderately low to high. Slope ranges from 0 to 2 percent.

6. RESPONSIBLE SOIL SCIENTIST

James P. Gove, C.S.S.

7. OTHER DISTINGUISHING FEATURES OF SITE

No distinguishing features were noted

8. MAXIMUM SIZE OF LIMITING INCLUSIONS

No inclusions were mapped

9. SPECIAL FEATURE SYMBOLS

No special feature symbols were used.

