

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

April 12, 2017

Town of Barrington
Attn. Marcia Gasses
333 Calef Highway (Route 125)
PO Box 660
Barrington, NH 03825

**RE: Response Letter - Gas Station & Convenience Store
PB Case #SR 12/410
Calef Highway (Route 125), Barrington, NH
Tax Map 238 Lot 4
JBE Project No. 10144**

Dear Ms. Gasses,

Jones & Beach Engineers, Inc., is in receipt of the Notice of Decision for the above reference project from your department dated April 24, 2014, the Conditions of Approval in italics and we offer the following responses in bold:

Conditions Precedent:

1. *The applicant will submit utility clearance letters in accordance with Article 3.9.2 of the Site Plan Regulations.*

RESPONSE: Condition met per 2/21/17 PB meeting. Cover Sheet (CS) updated to reflect currently utility providers.

2. *Revise the following plan notes:*

- a. *Note #30 on Sheet C4 to read, "All necessary pavement repairs shall be completed by July 1st of each year.*

RESPONSE: Condition met per 2/21/17 PB meeting.

3. *Add the following plan revisions to the plans:*

- a. *Show the location of a bike rack.*

RESPONSE: Condition met per 2/21/17 PB meeting.

4. *Add the following plan notes:*

- a. *All Variances shall be listed on the plans.*
 - b. *List Waiver 4.7.7.2 Minimum velocity in drain pipe to the plan.*
 - c. *List Waiver 4.7.7.3 Minimum depth cover for a storm drain to the plan.*
 - d. *List Waiver 4.12.2(1)b light trespass beyond the property line.*

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RESPONSE: All of the above have been added to the cover sheet. Note indicating 'No variances required' added to cover sheet.

5. *Town Counsel shall approve all easement language.*

RESPONSE: Condition met per 2/21/17 PB meeting.

6. *Update the NHDOT Driveway Permit to include any revisions.*

RESPONSE: No revisions to the NHDOT Driveway Permit are required. Driveway permit extension letter has been obtained, permit extended to 8/2/18. A copy of the extension letter has been provided to the Town.

7. *The applicant shall attain site approval for the installation of the well, well house and connecting infrastructure on lots 238-14, 238-7 and 235-83, including all necessary easements.*

RESPONSE: Final site plan approval for Barrington Village Place obtained August 17, 2016; final site plan approval for George Tsoukalas obtained August 17, 2016; final site plan approval for The Journey Baptist Church obtained March 10, 2016. See also letter from Attorney John L. Arnold regarding the expiration dates of those approvals.

8. *Maintenance Requirements:*

- a. *Revise the Stormwater Management/Spill Prevention Operation and Maintenance Manual with a last revision of January 27, 2014 to have all inspections to the Stormwater Management Systems and structures occur on a monthly basis.*

RESPONSE: Condition met per 2/21/17 PB meeting.

- b. *Add Note 4g to the Stormwater Management/Spill Prevention Operation and Maintenance Manual, requiring an "Annual Inspection Report shall be filed by January 31st of each year with the Code Enforcement Office."*

RESPONSE: Condition met per 2/21/17 PB meeting.

- c. *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 to run with the land on which such structures are located and recorded at the Registry of Deeds for Strafford County. The description so prepared shall comply with the requirements of RSA 478:4A, as amended. ZO 12.5 The Land Use Department will record the revised document.*

RESPONSE: Condition met per 2/21/17 PB meeting.

9. *Any outstanding fees shall be paid to the Town.*

RESPONSE: Applicant is aware of this condition and will comply.

10. *The applicant will sign an agreement for on-site inspections and provide an escrow amount to be determined by the Planning Board, for inspections to occur on-site during construction of site improvements.*

RESPONSE: Applicant is aware of this condition and will comply. Signed agreement letter included with this letter.

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11. *The applicant must provide exterior architectural drawings with elevations for review by the Planning Board for conformance with the Architectural Standards for Barrington Town Center.*

RESPONSE: Architectural drawings were submitted to the Planning Board on January 10, 2017. An updated sign package was submitted to the Town with cover letter dated April 11, 2017. Enclosed are updated renderings to reflect the updated signage, and updated elevations to depict the rear canopy. Landscape plans have been updated as requested.

12. *Prior to certification of the final plan, the applicant will appear before the board for review of compliance with the conditions of approval. The applicant shall submit three (3) 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 final materials will be provided to the board for review at a public hearing. The board will review materials prior to granting final approval and authorizing the chair to sign the plans.*

RESPONSE: This letter is intended to act as the submittal required in the comment.

13. *The chairman shall endorse three (3) paper copies of the approved plan 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 11"x17", and PDF format on CD with supporting documents for Town records. The Planning Department shall record a copy of the Notice of Decision and Conditions of Approval at the Strafford County Registry of Deeds. The applicant shall pay all recording fees prior to final approval.*

RESPONSE: Applicant is aware of this condition.

General and Subsequent Conditions:

1. *Where no active and substantial work, required under this approval, has commenced upon the site within two years from the date the plan is signed, this approval shall expire. 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 others must be submitted to the Board for review to insure compliance with these and other town ordinances. Active and substantial work is defined in this section as being the expenditure of at least 25% of the infrastructure improvements required under this approval. Infrastructure shall mean in this instance, the construction of roads, storm drains and improvements indicated on the site plan. RSA 674:39.*

RESPONSE: Applicant is aware of this condition.

2. *Prior to any site disturbance the applicant must provide a copy of the USEPA NPDES Phase II, notice of intent (NOI).*

RESPONSE: Applicant is aware of this condition.

3. *As-Built Plans shall be provided to ensure that the site is developed in accordance with the approved plans and to accurately document the location of underground utilities. All such as-*

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built plans shall meet the current standards as set forth by the New Hampshire Board of Licensure.

RESPONSE: Applicant is aware of this condition.

4. Final Approval of the Non Community Transient Water System by NHDES shall be provided to the Town prior to construction.

RESPONSE: Final Water System Approval has been obtained, and was submitted to the Town with cover letter dated April 5, 2017. Permit information included on cover sheet. Amended permit dated April 24, 2017 included with this letter.

The following is provided with this letter:

- 3 Full Size (22"x 34") Plan Sets
- 12 Reduced Sized (11"x 17") Plan Set
- 15 copies - Architectural Elevation Drawings (2 sheets)
- 15 copies - Hinckley Allen Letter with attachments
- 15 copies - Amended Public Water System approval letter, dated April 24, 2017.

If you have any questions, or need further assistance, please contact our office. Thank you very much for your time.

Very truly yours,

JONES & BEACH ENGINEERS, INC.



Barry W. Gier, P.E.
Vice President

cc: Scott Mitchell, The Three Socios, LLC (by email)
James Mitchell, The Three Socios, LLC (by email)
Richard Green, The Three Socios, LLC (by email)
John Arnold, Hinckley, Allen & Snyder, LLP (by email)

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The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES

Clark B. Freise, Assistant Commissioner



April 24, 2017

Mr. Scott Mitchell
Three Socios, LLC
321D Lafayette Road
Hampton, NH 03842
E-mail: scott@tropicstardevelopment.com

Via E-mail

FINAL APPROVAL PUBLIC WATER SYSTEM (Amended)

Re: DR 999864 – Transient, Non-Community Water System
Tropic Star Convenience AKA “Barrington Town Center”
Route 125 – Calef Highway, Barrington, New Hampshire (Tax Map 238, Lots 4 and 16.21)

Dear Mr. Mitchell:

The New Hampshire Department of Environmental Services, Drinking Water and Groundwater Bureau (NHDES) hereby grants this amendment to the Final Approval for the above referenced project’s public water system first issued on March 31, 2017. This approval allows for the construction, expansion, or modification of the new or existing water system subject to compliance with Env-Dw 406, *Design Standards for Non-Community Water Systems*.

This approval is based on submittals received from Mr. Charlie Lanza of Hampstead Area Water Services Company on March 10, 2017, March 29, 2017, and April 20, 2017, which identifies the following:

- Well location/description: Bedrock Well 2, 625 feet southeast of the proposed convenience store building.
- The purpose of the water system is to serve:
 - a new 5,000 square foot convenience store/gas station/food service outlet
 - the existing Journey Church located on Barrington Map 235, Lot 83 (current PWS0156010)
 - The existing Millo’s Pizza and Grill (current PWS0158200).
 - The existing Calef’s Fine Foods (only in the event the UST system at the gas station contaminates the existing well currently serving Calef’s store)
- The water system is described as a transient non-community (TNC) water system
- The approved **design flow is 5,065 gpd** (16 equivalent units) divided according to.
 - Tropic Star Convenience Store – 1,290 gallons per day
 - Millo’s Pizza and Grill – 1,800 gallons per day
 - Journey Church – 1,975 gallons per day.
- The SPA has a radius of **150 feet** from the wellhead.
- Site Plans: Proposed Pumping and Treatment Station, Tropic Star Convenience, as prepared by Hampstead Area Water Services, Co. of Atkinson, NH, dated March 2017
- Well Completion report dated: March 8, 2017, for well ID 12017012, prepared by Faxon Well

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Company.

- Water Quality analysis: Nelson Analytical, ID 3703-00088, sampled March 1, 2017 (Well No.2)
 - All primary contaminants for this system classification met the Safe Drinking Water Act standards therefore no treatment is currently required.
- Although not regulated for this type of water system, DES recommends treatment to address the following contaminants:
 - Well No. 2
 - Arsenic, 19 ppb
- Proposed water treatment is approved for:
 - Iron and Arsenic by means oxidation/filtration

In accordance with Env-Dw 406, *Design Standards for Non-Community Water Systems*, the following shall be submitted or confirmed as conditions of the final approval for the water system:

1. **Upon completion of the project and prior to opening to the public**, the owner shall contact surveyor Mary Clairmont at (603) 271-6603 or mary.clairmont@des.nh.gov for a water system inspection.
2. **Please provide evidence that the proposed backwash discharge from the MTM treatment unit has been registered with NHDES (Mitch Locker) prior scheduling the inspection referenced above.**
3. The NHDES letter dated December 10, 2013, whereby a waiver was granted of the requirement to establish the SPA entirely on property owned by the water system is affirmed provided the following uses do not occur within the SPA:
 - a. Wastewater disposal systems, including septic tanks, grease traps, and effluent disposal areas;
 - b. Soil fertilization areas;
 - c. Nitrate Set-back areas;
 - d. Placement of Dumpsters;
 - e. Construction of detention ponds or infiltration basins
 - f. Installation of storage tank for oil, gasoline, propane or natural gas, or other hazardous chemicals; and
 - g. Any uses associated with hazardous materials.
4. Note: this system is approved as a transient non-community (TNC) water system based on the current status that the total number of employees at the three approved system connections do not exceed 25. If any or all of the connected businesses grow to the point where the total number of employees exceed 25 persons, then the system must be reclassified as a Non-Transient, Non-community (NTNC) water system. You shall notify NHDES if and when this occurs.
5. The well casing shall project at least one foot above finished grade.
6. The water system shall have a discrete source sampling tap for each individual RAW well source
7. All non-potable/fire suppression (or other) water lines shall be labeled permanently, visibly, and clearly as **NON-POTABLE**.
8. Once the subject water system is on-line and operating, PWS 0156010 (Millo's Pizza) and PWS 0158200 (Journey Church) shall be deactivated. At a minimum, this shall be accomplished by cutting out and sealing a minimum of a 12-inch section of the supply pipe between the existing water source and the point of entry in the building for each current water system. If neither existing well will be used for non-potable purposes then each well shall be abandoned in accordance with We 604. The deactivation

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- of each existing PWS shall be reported to NHDES within 48-hours of it physically occurring.
9. The well depicted as "Well No. 1" on the Site Plan referenced above, as part of this approval shall be managed in accordance with We 603.02.
 10. Water system sampling shall be performed per the Master Sampling Schedule. The Master Sampling Schedule and the sampling results are available at: <http://www2.des.state.nh.us/DESOnestop>. **Note that quarterly VOC sampling is required for the first 4 quarters that the new wells are in use** because petroleum storage tanks are located nearby. This will provide a baseline for background levels of these contaminants while the water is being pumped.
 11. The system construction shall meet Env-Dw 406.26. *System Construction*.
 12. The water usage at this public water system shall not exceed the approved capacity of each subsurface disposal system. If an increase in discharge or change in approved use of any of the connected uses is planned, please submit an amended plan the DES Subsurface Systems Bureau for review and approval.
 13. NHDES shall be notified of any additional proposed connections to the water system for data management purposes.
 14. This approval does not relieve the applicant from the obligation to obtain other local, state or federal permits that may be required.
 15. NHDES shall review and approve any proposed changes or additions to the water system treatment process(es).

Please feel free to contact me at Thomas.willis@des.nh.gov or (603) 271-2953 with any questions on this approval.

Sincerely,



Thomas H. Willis, Jr., PE
Drinking Water and Groundwater Bureau
Small Systems Engineering & Design Review

cc: George Tsoukalas, Nello's Pizza and Grill, LLC

ec: Charlie Lanza – Hampstead Area Water Services Company – charlie@hampsteadwater.com
Barry Gier – Jones and Beach, Inc. – bgier@jonesandbeach.com
Lisa Ball – Journey Church – lisab@thejourneynh.com
Marcia Gasses – Town of Barrington – barrplan@metrocast.net
Mary Clairmont, Dawn Buker - NHDES

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