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**John L. Arnold**  
[jarnold@hinckleyallen.com](mailto:jarnold@hinckleyallen.com)  
(603) 545-6166

April 5, 2017

Marcia J. Gasses  
Town Planner and Land Use Administrator  
Town of Barrington  
333 Calef Highway  
Barrington, NH 03825

**RE: The Three Socios, LLC (238-4-TC/SDAO-12)**

Dear Ms. Gasses:

This letter is to update you and the Planning Board on progress made since the February Planning Board meeting with respect to State permits and approvals for the above-referenced project.

- 1) NHDES Public Water System Approval: Final approval was issued by NHDES on March 31, 2017. A copy of the approval is attached.
- 2) NHDES Septic Permit: Approval was issued by NHDES on April 3, 2017. A copy of the approval is attached.
- 3) NHDES Amended Subdivision Approval: Approval issued by NHDES for the amendment of the Barrington Village Place Subdivision Approval to include the well in the open space on March 27, 2017. A copy of the amended approval is attached.

If you have any questions, please do not hesitate to contact me.

Sincerely,



John L. Arnold

JLA/dj

Enclosures

cc: The Three Socios, LLC  
Jae Whitelaw, Esquire  
Barry Gier, P.E.

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HINCKLEY, ALLEN & SNYDER LLP, ATTORNEYS AT LAW



The State of New Hampshire  
**DEPARTMENT OF ENVIRONMENTAL SERVICES**

Clark B. Freise, Assistant Commissioner



March 31, 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**

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 14)

Dear Mr. Mitchell:

The New Hampshire Department of Environmental Services, Drinking Water and Groundwater Bureau (NHDES) hereby grants Final Approval for the above referenced project’s public water system. 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, and March 29, 2017, which identifies the following:

- Well location/description: Bedrock Well 1, 605 feet south-southeast of the proposed convenience store and 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 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 2017011 and 2017012, prepared by Faxon Well Company.
- Water Quality analysis: Nelson Analytical, ID 3703-00087, sampled March 1, 2017 (Well No.

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- 1) and 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 or blending to address the following contaminants:
  - Well No. 1
    - Arsenic, 11 parts per billion (ppb)
    - Iron, 447 ppb
  - 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](mailto: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

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Mr. Scott Mitchell  
Three Socios, LLC  
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March 31, 2017 - Page 3

- non-potable purposes then each well shall be abandoned in accordance with We 604. The deactivation of each existing PWS shall be reported to NHDES within 48-hours of it physically occurring.
9. 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.
  10. The system construction shall meet Env-Dw 406.26. *System Construction*.
  11. 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.
  12. NHDES shall be notified of any additional proposed connections to the water system for data management purposes.
  13. This approval does not relieve the applicant from the obligation to obtain other local, state or federal permits that may be required.
  14. 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](mailto: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](mailto:charlie@hampsteadwater.com)  
Barry Gier – Jones and Beach, Inc. – [bgier@jonesandbeach.com](mailto:bgier@jonesandbeach.com)  
Lisa Ball – Journey Church – [lisab@thejourneynh.com](mailto:lisab@thejourneynh.com)  
Marcia Gasses – Town of Barrington – [barrplan@metrocast.net](mailto:barrplan@metrocast.net)  
Mary Clairmont, Dawn Buker - NHDES

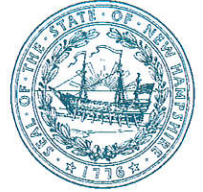
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The State of New Hampshire  
**Department of Environmental Services**



Clark B. Freise, Assistant Commissioner

## APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

**APPLICATION APPROVAL DATE:** 4/3/2017

**APPROVAL NUMBER:** eCA2017040303

**I. PROPERTY INFORMATION**

**Address:** 356 CALEF HIGHWAY (ROUTE 125)  
BARRINGTON NH 03825  
**Subdivision Approval No.:** PRE-1967  
**Subdivision Name:**  
**County:** STRAFFORD  
**Tax Map/Lot No.:** 238/4  
**Registry Book/Page No.:** 3937/0522  
**Probate Docket No.:**

**II. OWNER INFORMATION**

**Name:** THE THREE SOCIOS, LLC  
**Address:** 321 D LAFAYETTE RD  
HAMPTON NH 03842

**III. APPLICANT INFORMATION**

**Name:** JONES & BEACH ENGINEERS, INC.  
**Address:** 85 PORTSMOUTH AVE  
PO BOX 219  
STRATHAM NH 03885

**IV. DESIGNER INFORMATION**

**Name:** WAYNE G MORRILL  
**Address:** 12 CHASE LN  
STRATHAM NH 03885  
**Permit No.:** 01358

**V. SPECIFIC TERMS AND CONDITIONS:** Applicable to this Approval for Construction

**A. TYPE OF SYSTEM:** STONE AND PIPE

**B. NO. OF BEDROOMS:** 0

**C. APPROVED FLOW:** 1190 GPD

**D. OTHER CONDITIONS AND WAIVERS:**

1. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
2. Approved for the following use: a Service Station with 8 pump islands @ 600 GPD, a 3,000 S.F. Dry Goods Store @ 150 GPD, Fast Food with 16 seats @ 320 GPD and 6 employees @ 120 GPD; Total Flow 1,190 GPD.
3. Approved with a public water supply and off-lot well locations.
4. Approved with a Clean Solution pre-treatment system.
5. No waivers have been approved.

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Dawn R. Buker  
Subsurface Systems Bureau

DES Web Site: [www.des.nh.gov](http://www.des.nh.gov)

P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095

Telephone: (603) 271-3503 Fax: (603) 271-6683 TDD Access: Relay NH 1-800-735-2964

**VI. GENERAL TERMS AND CONDITIONS:** Applicable to all Approvals for Construction

- A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
- B. This Approval is valid until 4/3/2021, unless an Approval for Operation has been granted.
- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. This system must be installed by an installer holding a valid permit. An owner may install the system for his/primary domicile.
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 201603135-1  
APPROVAL NUMBER: eCA2017040303  
RECEIVED DATE: July 25, 2016  
TYPE OF SYSTEM: STONE AND PIPE  
NUMBER OF BEDROOMS: 0

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The State of New Hampshire  
**Department of Environmental Services**

**Clark B. Freise, Assistant Commissioner**



## **APPROVAL FOR SUBDIVISION OF LAND**

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

**APPROVAL NUMBER:** SA2013010103A

**SUBDIVISION APPROVAL DATE:** FEBRUARY 20, 2013

### **I. PROJECT LOCATION**

**Address:** ROUTE 9  
BARRINGTON  
**Subdivision Name:** VILLAGE PLACE RESIDENTIAL  
SUBDIVISION  
**County:** STRAFFORD  
**Tax Map:** 238  
**Parent Lot No.:**  
**No. of Lots:** 64  
**Lot Nos:** 9.1, 14, 18

### **II. OWNER INFORMATION**

**Name:** BARRINGTON VILLAGE PLACE LLC  
**Address:** 7B EMERY LN  
STRATHAM NH 03885

### **III. APPLICANT INFORMATION**

**Name:** BEALS ASSOCIATES PLLC  
**Address:** 70 PORTSMOUTH AVE  
JOSEPH P NICHOLS  
STRATHAM NH 03885

### **IV. SPECIFIC TERMS AND CONDITIONS:** Applicable to this Approval for Subdivision of Land

#### **A. OTHER CONDITIONS AND WAIVERS:**

1. APPROVED FOR SINGLE FAMILY RESIDENTIAL LOTS 1 THRU 64; OPEN SPACE NON-BUILDABLE LOTS WITH A CONSERVATION EASEMENT.
2. PLEASE BE ADVISED THAT DREDGE OR FILL IN A JURISDICTIONAL WETLAND OR STREAM REQUIRES PRIOR APPROVAL FROM THE DES WETLANDS BUREAU PER RSA 482-A.
3. CONTINGENT UPON EXECUTION OF THE CONSERVATION RESTRICTION DEED PURSUANT TO 477:3, ACCEPTANCE OF THE CONSERVATION RESTRICTION PURSUANT TO RSA 477:47, AND RECORDING OF SAID DEED PURSUANT TO RSA 477:3-A.

AMENDED TO SHOW THE ADDITION OF A COMMERCIAL WELL IN THE OPEN SPACE. ORIGINAL SUBDIVISION LOTS REMAIN UNCHANGED.

DRB 3/27/2017

Dawn Buker  
Subsurface Systems Bureau

OWNER'S COPY

[www.des.nh.gov](http://www.des.nh.gov)  
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(603) 271-3503 • TDD Access: Relay NH 1-800-735-2964

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**V. GENERAL TERMS AND CONDITIONS:** Applicable to this Approval for Subdivision of Land

- A. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- B. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Subdivision of Land. Approval by the Department of Environmental Services of any subdivision of land is based on plans and specifications supplied by the Applicant.
- C. This Approval for Subdivision of Land does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

**WORK NUMBER:** 201300129  
**APPROVAL NUMBER:** SA2013010103A  
**APPLICATION RECEIVED DATE:** January 16, 2013

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