

JONES & BEACH ENGINEERS INC.

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

January 10, 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 Engineering Review Comments from you dated April 24, 2014, their comments are in italics and we offer the following responses on bold:

Conditions Precedent:

1. *The applicant will submit utility clearance letters in accordance with Article 3.9.2 of the Site Plan Regulations.*
RESPONSE: Utility clearance letter is included in this submittal.
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: Note #30, Sheet C4.
3. *Add the following plan revisions to the plans:*
 - a. *Show the location of a bike rack.*
RESPONSE: Bike rack is depicted on sheet C3 and is located behind the building adjacent to the sidewalk.
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.*

RESPONSE: All of the above have been added to the cover sheet.

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5. Town Counsel shall approve all easement language.

RESPONSE: Town Counsel has reviewed and approved the Easement Language.

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

RESPONSE: No revisions to the NHDOT Driveway Permit are required.

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: Approval number shown on plans.

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: O&M updated to required monthly inspections.

- 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: This revision has been added to the O&M.

- 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: The O&M will be recorded at the Registry as required, See RCRD Book 4447, Page 0329.

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.

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: Required information is provided with this submittal.

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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-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: Applicant is aware of this condition.

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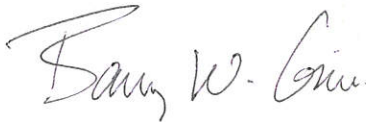
The following is provided with this letter:

- 3 Full Size (22"x 34") Plan Sets
- 1 Reduced Sized (11"x 17") Plan Set
- Architectural Review Letter by 3 Socios, LLC
- Stormwater Management/Spill Protection Operations & Maintenance Plan
- Eversource Letter
- Check for \$138.00
- 3 Copies of Abutter List Labels
- Architectural Elevation Drawings (1 sheet)
- Architectural Renderings (3 sheets)
- Sign Detail Package by Barlo Signs (6-sheets)

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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**TOWN OF BARRINGTON, NH
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**JONES & BEACH
ENGINEERS, INC.**

Town of Barrington
Planning Department
Attn: Marcia Gasses
333 Calef Hwy
Barrington, NH 03825

January 6, 2017

Regarding: 491 Calef Highway - 3 Socios, LLC

After careful review of the Barrington Site Plan Review Regulations we note the following as it pertains to section 4.11.

The building was designed in a way to tie into its surroundings, i.e. Calef Fine Foods, Citizens Bank and Milo's Pizza. We chose a pitched roof as opposed to a flat roof and included dormers to help break up the roofline. These dormers help to make the building have a more traditional New England design and aesthetic, and are similar to a number of the other rooflines on newer buildings around the Route 9/Calef Highway intersection. The materials that we are proposing for the exterior of the building are ample glass windows, gray clapboard cement board siding; a masonry base and PVC trim similar to the brand name Azak. These materials will withstand time and, continue to look first class while requiring very little on going maintenance. In our experience these are the best choice of materials to ensure that a facility always looks its best.

We've included an awning over the coffee shop entry to better define the entrance and ample glass at the front of the building, which has mullions to tie into the New England design. To better define the entrance to the convenience store we have raised the roof at the front entrance and added an arch feature, which also makes it more inviting. The front door to the convenience store also has the most amount of glass, which will clearly call out the main entrance.

You will also note in our design we have not put a roof or parapet on the canopy. The reason for this is that 1) it makes the canopy massing far larger and gives you the feeling that it is much bigger then it is, and 2) a roof would block or obscure the architectural features we've added to the building - the building's pitched roof and dormers. After designing and developing many gas stations we feel it looks best when the canopy is detailed with crown molding along all four sides of the canopy. The canopy becomes a feature, which complements the building design and ties nicely into the site aesthetics, as seen in our watercolor rendering as part of our submission package. Additionally, by having a roof on the canopy it can make it extremely difficult to access safety equipment quickly and we see that as a potential safety issue.

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In regards to landscaping we have provided a large planting area along the front of Route 125 for flowers, plants, bushes and shrubs, a number of which will flower. Along the sides and rear of the site we have provided room for grass where snow can be stored in the winter months, as well as areas for trees and additional shrubs and plants to be located. We have also provided an ample amount of landscaping at the back of the building to screen the back, including the loading/ dumpster area with trees and shrubs. Above this area, you will note on the Elevation Plan that there is a larger rectangle on the backside of the roof. This is a flat area for storage of air handling equipment and we have screened it to provide a better visual to our neighbors.

For our signage, we have proposed a freestanding sign along Route 125 to aid motorists to the site and provide information on the price of our fuel. Building signage will be strategically placed along the front elevation of the building to define the Coffee Shop and the Convenience Store and its amenities. These signs are tastefully located on the blank walls as shown in the sign package.

I hope that after your review of the 3D elevation, four building elevations and watercolor rendering that you will be confident that we took into account the following:

- Height of the building
- Efforts to break up long sections of the building and provide visual interest.
- The proportions of the structure with its surroundings and design
- Appropriate color choices and materials selected for the use and location
- Relationship to the structure and surrounding space
- Shape of the building with its roofs and dormers and architectural New England Design

We have worked very hard to provide a design that we feel would fit in with the great Town of Barrington.

Thank you for your time.

Sincerely,



Jim Mitchell
Representative 3 Socios, LLC

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**TOWN OF BARRINGTON, NH
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JUL 06 2016

Electric Service Support Center PO
Box 330
Manchester, NH 03105
1-800-362-7764

June 29, 2016

Barry Gier
Jones & Beach Engineers
88 Portsmouth Ave
Stratham, NH 03885

Re: Map 238, Lot 4
Calef Hwy
Barrington, NH

Dear Mr. Gier:

Eversource Energy agrees to provide electric service to the above site in accordance with the Tariff for Electric Service on file with the New Hampshire Public Utilities Commission (NHPUC), subject to the applicable NHPUC rules and regulations, as well as Eversource's "Requirements for Electric Service Connections".

Please keep in mind that all requirements for providing electric service, such as, but not limited to, contracts, licenses, fees, payments, easements and inspections must be provided to Eversource prior to the construction of the electric facilities.

Should you have any questions or concerns, please call us at 1-800-362-7764

Sincerely,

Gayle Ducharme
Electric Service Support Center
PO Box 330
Manchester, NH 03105-9989

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**ABUTTERS LIST FOR
ROUTE 125, BARRINGTON, NH
December 8, 2016**

SUBJECT PARCEL:

TAX MAP 238, LOT 4
THE THREE SOCIOS, LLC
321D LAFAYETTE ROAD
HAMPTON, NH 03842

ABUTTERS:

TAX MAP 235, LOT 83
JOURNEY BAPTIST CHURCH
P.O. BOX 707
BARRINGTON, NH 03825

TAX MAP 238, LOT 5
GEORGE & ARVILLA CALEF, TRUSTEES
GEORGE A. CALEF LIVING REVOCABLE TRUST &
ARVILLA T. CALEF LIVING TRUST
35 MALLEGO ROAD
BARRINGTON, NH 03825

TAX MAP 238, LOT 6
CRE JV FIVE BRANCH HOLDINGS, LLC
C/O RYAN
P.O. BOX 460049
HOUSTON, TX 77056

TAX MAP 238, LOT 7
GEORGE TSOUKALAS
PO BOX 684
BARRINGTON, NH 03825

TAX MAP 238, LOT 3
LINDA L.C. SVENSON
P.O. BOX 10
BARRINGTON, NH 03825

TAX MAP 235, LOT 5
BARRINGTON PINES, LLC
P.O. BOX 60
CENTER STRAFFORD, NH 03815

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**TOWN OF BARRINGTON, NH
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APPLICANT:

TAX MAP 238 LOT 4
THE THREE SOCIOS, LLC
321D LAFAYETTE ROAD
HAMPTON, NH 03842

ENGINEERS/SURVEYORS:

JONES & BEACH ENGINEERS, INC.
ATTN: BARRY GIER, PE
PO BOX 219
STRATHAM, NH 03885

ATTORNEY:

RICHARD Y. UCHIDA ESQUIRE
HINCKLEY, ALLEN & SNYDER, LLP
11 SOUTH MAIN STREET, SUITE 400
CONCORD, NH 03301

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**TOWN OF BARRINGTON, NH
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**STORMWATER MANAGEMENT /
SPILL PREVENTION
OPERATION AND MAINTENANCE MANUAL**

**Tax Map 238 Lot 4
Calef Highway
Barrington, NH**

Prepared for:

**The Three Socios
321D Lafayette Road
Hampton, NH 03842**

Prepared by:

**Jones & Beach Engineers, Inc.
85 Portsmouth Avenue
P.O. Box 219
Stratham, NH 03885
Phone: (603) 772-4746
Fax: (603) 772-0227
February 14, 2012
Rev. #1 – September 18, 2013
Rev. #2 – January 27, 2014
Rev. #3 - June 29, 2016
JBE Project No. 10144**

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**TOWN OF BARRINGTON, NH
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Inspection and Maintenance of Facilities and Property

A. Maintenance Property

1. The Owner is responsible for all maintenance and spill prevention associated with this development. In the event of a change of user, responsibility shall remain with the property owner.

B. General Inspection and Maintenance Requirements

1. Inspections and Maintenance shall be completed by qualified staff or by an Engineering firm retained by the Owner. Landscaping maintenance to be completed by qualified staff or by landscaping contractor retained by the Owner.
2. Permanent stormwater and sediment and erosion control facilities to be maintained on the site include, but are not limited to, the following:
 - a. Catch basins and drain manholes
 - b. Culverts
 - c. Infiltration Basin
 - d. Detention Basin
 - e. Oil/Water Separators
 - f. Vegetation and landscaping
3. Permanent landscaping features to be inspected and maintained on the site include, but are not limited to, the following:
 - a. Plantings (trees, shrubs, flowering plants)
 - b. Grassed Areas

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4. Maintenance of permanent stormwater measures shall follow the following schedule:
- a. **Culverts: Inspection** of culvert inlets and outlets at least **once per month** during the rainy season (March to November). Any debris is to be removed and disposed of properly. If culverts are consistently in need of clean-out or repair during these inspections, the time for inspection/cleaning shall be increase to twice per month.
 - b. **Erosion: Monthly inspection** of the site for erosion, destabilization, settling, and sloughing. Any needed repairs are to be conducted immediately.
 - c. **Vegetation and Landscaping: Monthly inspection** of site's vegetation and landscaping. Any areas that are bare shall be reseeded and mulched with hay or, if the case is extreme, loamed and seeded or sodded to ensure adequate vegetative cover. Landscape specimens shall be replaced in kind, if they are found to be dead or dying.
 - d. **Catch basins and Drain Manholes (including detention basin outlet):**
 - 1.) **Monthly inspection** of catch basins and drain manholes to determine if oil/fuel is present in the catch basin sump. Inspector shall shine light into sump to check for oil/fuel sheen within sump. If inspector finds evidence of oil/fuel sheen, sump shall be pumped and oil/fuel water mixture shall be disposed of in accordance with all federal, state, and local ordinances.
 - 2.) **Monthly inspection** of catch basins and drain manholes to determine if they need to be cleaned. Catch basins are to be cleaned if the depth of deposits is greater than one-third the depth from the basin bottom to the invert of the lowest pipe or opening into or out of the basin. If a catch basin significantly exceeds the one-third depth standard during the inspection, then it should be cleaned more frequently. If woody debris or trash accumulates in a catch basin, then it should be cleaned on a weekly basis. Manholes should be cleaned of any material upon inspection. Catch basins and manholes can be cleaned either manually or by specially designed equipment including, but not limited to, bucket loaders and vacuum pumps. Before any materials can be disposed, it is necessary to perform a detailed chemical analysis to determine if the materials meet the EPA criteria for hazardous waste. This will help determine how the materials should be stored, treated, and disposed. Increased inspection/clean-out shall be implemented as necessary dependent upon bi-annual inspection.

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e. **Detention/Infiltration Basin:**

First Year Post-Construction: inspection frequency should be monthly and after every major storm in the first year following construction.

- Inspect to be certain system drains within 24-72 hrs (within the design period, but also not so quickly as to minimize stormwater treatment).
- Inspect for clogging and silt build-up.
- Checking inlets, outlets, and overflow spillway for blockage, structural integrity, and evidence of erosion.

Post-Construction: inspection frequency should be at least every month thereafter, as per USEPA good house-keeping requirements. Inspection frequency can be reduced to annual following 2 years of monitoring that indicates the rate of sediment accumulation is less than the cleaning criteria listed below. Inspections should focus on:

- Checking inlets, outlets, and overflow spillway for blockage, structural integrity, and evidence of erosion.
- Removal of litter and debris.
- Infiltration shall be inspected to ensure basin is completely dry 72 hours after storm event. If basin is holding water, the owner shall contact the engineer to determine necessary action.

f. **Oil/Water Separator: Monthly inspection of** oil/water separator for presence of fuel/oil. Inspector shall shine light into sump to check for oil/fuel sheen within separator. If inspector finds evidence of oil/fuel sheen, sump shall be pumped and oil/fuel water mixture shall be disposed of in accordance with all federal, state, and local ordinances.

g. **Annual inspection report** shall be filed by January 31st of each year with the Town of Barrington Code Enforcement Office.

5. Maintenance of landscape features:

- a. **Plantings: Inspect** all plantings monthly or more frequently as required. Plantings shall be watered and maintained as required. Dead plantings shall be removed and replaced in kind.
- b. **Turfed Areas: Inspect** all turfed areas monthly or more frequently as required. Grass shall be mowed to limit grass height to less than 4".

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Replace all areas of worn or eroded turf. Areas of erosion shall be repaired and cause of erosion shall be evaluated and corrected.

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Spill / Pollution Prevention Plan

A. Responsibility

1. The Owner is responsible for all maintenance and spill prevention associated with this development. In the event of a change of user, responsibility shall remain with the property owner.

B. Spill Prevention

1. Existing spill prevention features shall be kept in good working order at all times. Spill prevention features include, but are not limited to:
 - a. Fuel spill grooves at gas dispensers – all fuel spill grooves shall be kept free of dirt/rocks and snow. Brush contaminants out of grooves as required.
 - b. Fuel dispensers and underground storage tanks shall be inspected monthly per NH RSA 146-C.
 - c. Spill clean-up kit shall be kept on-site and of sufficient size to clean-up a spill of 10 gallons or greater.
2. Spill Response: In the event of a fuel spill the operator/owner shall follow the following procedures:
 - a. Stop the cause of the spill.
 - b. Prevent fuel from traveling. Place absorbent material over area of spill to prevent the dispersion of fuel.
 - c. Contact local fire department: 603-664-0211
 - d. All fuel laden absorbent material shall be collected and placed into air-tight containers provided with the spill kit.
 - e. All fuel laden absorbent material shall be disposed of per all applicable federal, state, and local laws.

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See attached sample forms as a guideline.

Any inquiries in regards to the design, function, and/or maintenance of any one of the above mentioned facilities or tasks shall be directed to the project engineer:

Jones & Beach Engineers, Inc.
85 Portsmouth Avenue
P.O. Box 219
Stratham, NH 03885

T#: (603) 772-4746
F#: (603) 772-0227

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STORM WATER POLLUTION PREVENTION PLAN
INSPECTION PERIOD AND CRITERIA

Tax Map 238 Lot 4
Calef Highway (Route 125)
Barrington, NH

Stormwater Component	Inspection Period	Inspection Criteria/Methods
Culverts	Once per month	Inspect inlet/outlet. Remove debris.
Erosion	Once per month	Repair site erosion.
Vegetation	Once per month	Repair bare unvegetated areas.
Catch Basins and Drain Manholes	Once per month	Remove trash and debris. Inspect for oil/fuel. Sump shall be pumped and disposed of accordingly if oil/fuel is present in sump.
Catch Basins and Drain Manholes	Once per month	Remove trash and debris. Inspect for sediment. Remove if sediment greater than 1/3 sump depth.
Detention/Infiltration Basin	Once per month	Inspect for vegetation, standing water, sediment/debris collection, see item e.
Oil/Water Separator	Once per month	Inspect for oil/fuel. Separator shall be pumped and disposed of accordingly if oil/fuel is present in sump.

STORM WATER OPERATIONS AND MAINTENANCE PLAN
INSPECTION REPORT

Tax Map 238 Lot 4
Calef Highway
Barrington, NH

Yearly Inspection Form

Inspected Component	Date of Inspection	Inspector	Issue Detected / Action Taken
Culverts			
Erosion			
Vegetation			
Catch Basins and Drain Manholes			
Detention Basin			
Oil/Water Separator			

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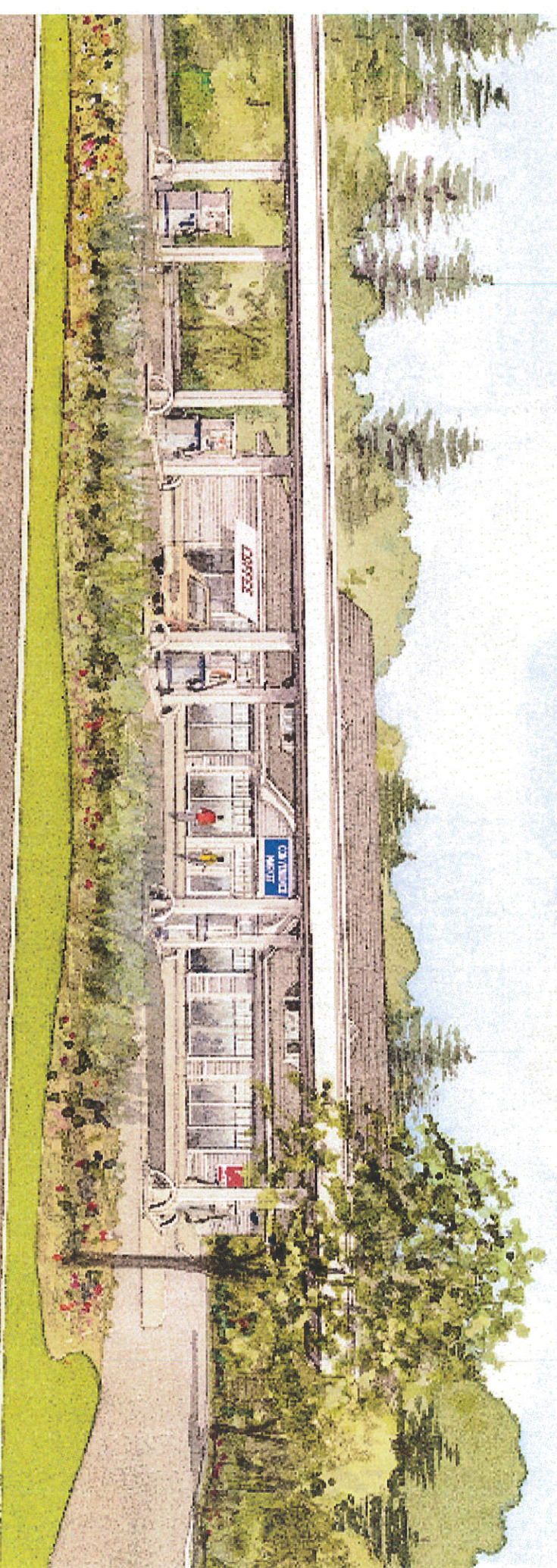
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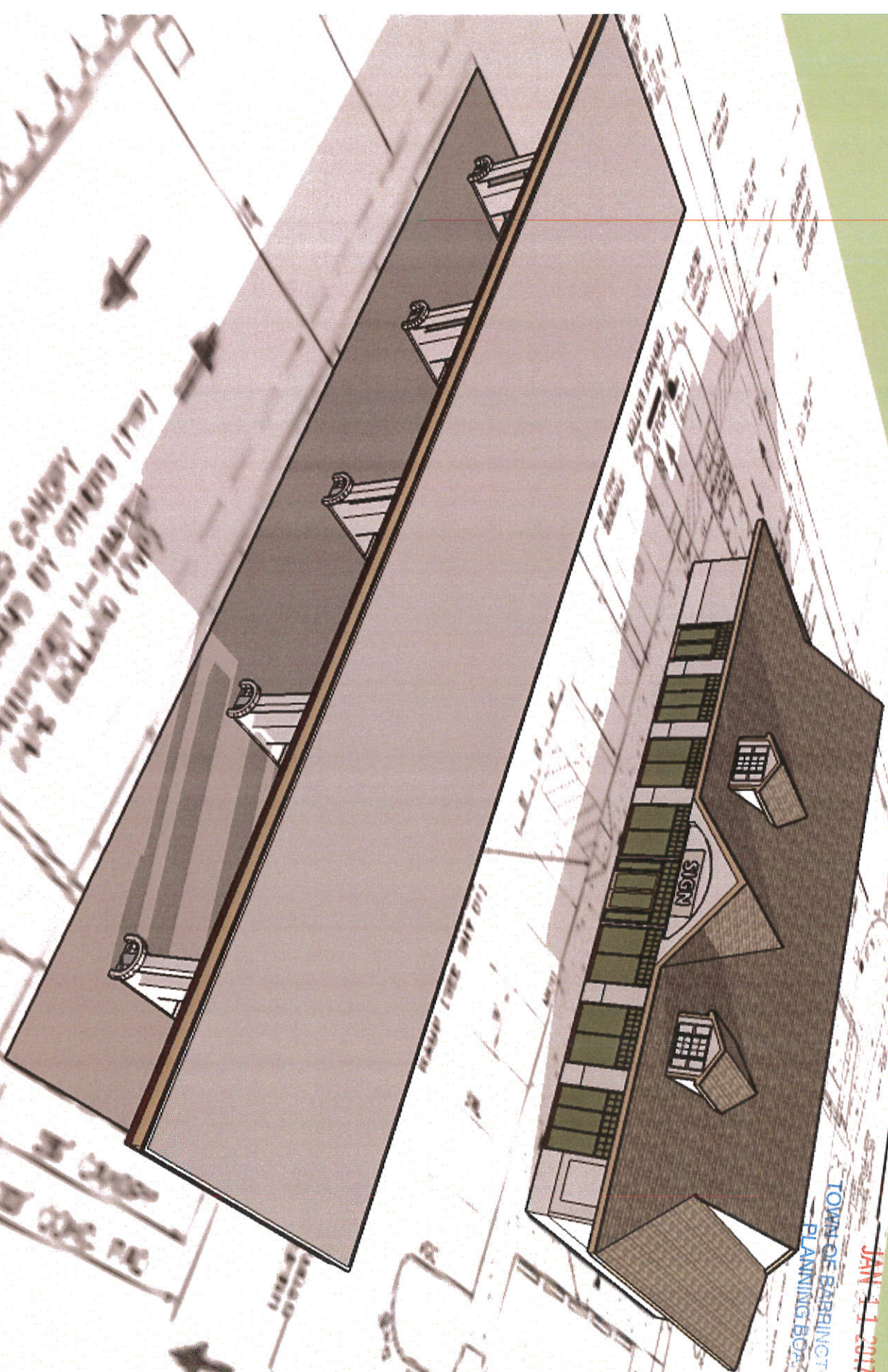
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ROUTE 125 CALEE HIGHWAY



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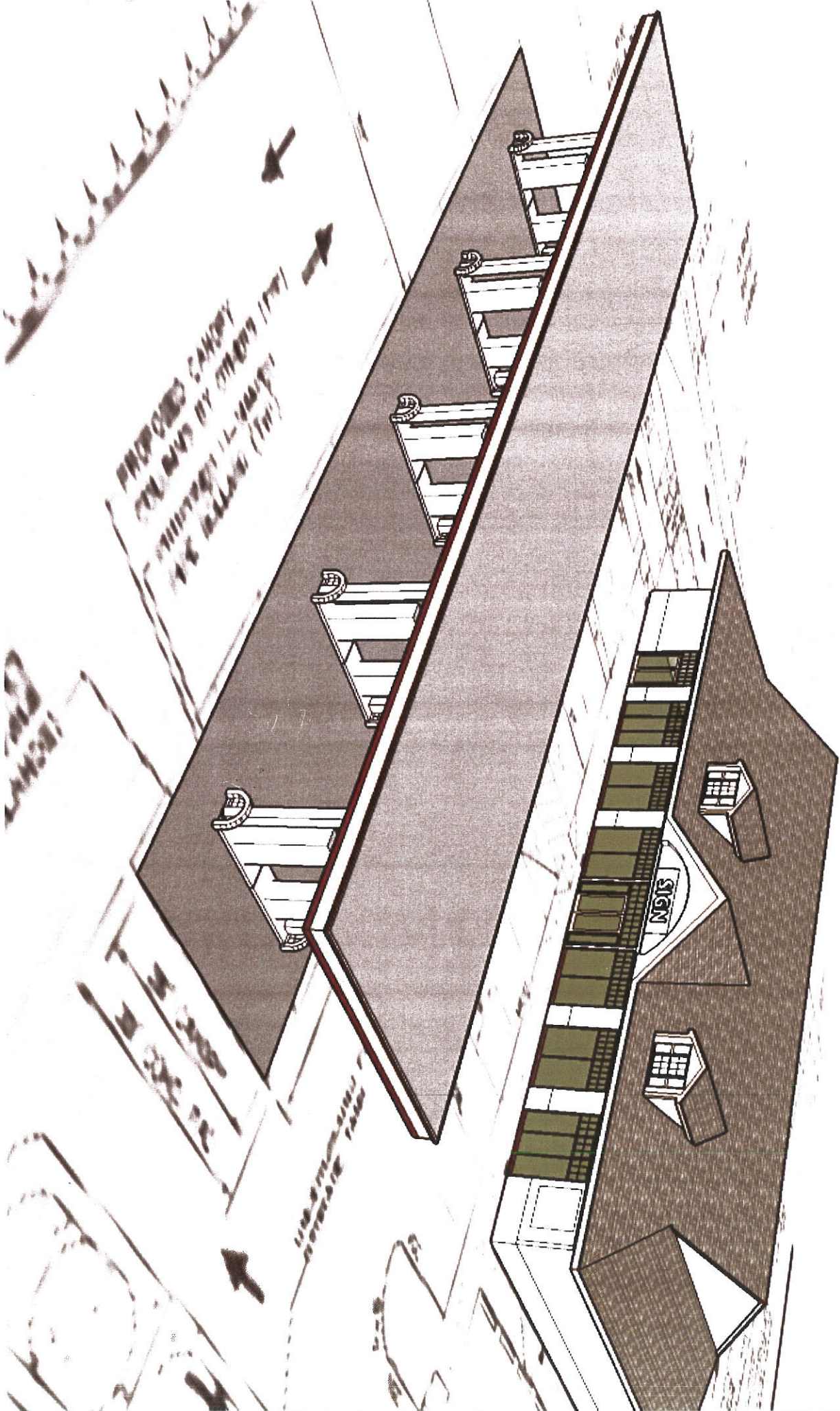
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PROPOSED CANOPY
FOR BUS BY STATION (100)
FOR BICYCLES (100)