

Project Application

92-P Land Use Department

P.O. Box 660; 333 Calef Hwy, Barrington, NH 03825 ♦ Phone: 603-664-5798 ♦ Fax: 603-664-0188

239-1-V-19-SR
Case Number: _____

Project Name: Bellabiso Salon & Spa

Date 10-14-19

Staff Signature required PRIOR to submital

PRELIMINARY APPLICATION: Preliminary Conceptual Review ___ Design Review ___ Development of Regional Impact ___

FORMAL APPLICATION:

Subdivision Type: Major ___ Minor ___ Conventional ___ Conservation ___
Site Plan Review: Major ___ Minor x
Conditional Use Permit x Sign Permit ___ Boundary Line Adjustment ___ Special Permit ___
Change of Use ___ Extension for Site Plan or Subdivision Completion ___
Amendment to Subdivision/Site Plan Approval ___ Other ___

Project Name: Bellaviso Salon & Spa Area (Acres or S.F) 6.03 Ac.

Project Address: 643 Franklin Pierce Highway

Current Zoning District(s): Town Center Map(s) 239 Lot(s) 1

Request: _____

The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.
All contacts for this project will be made through the Applicant listed below.

Owner: Peter R. & Sarah M. Ward
Company _____
Phone: 603 664 9692 Fax: _____ E-mail: _____
Address: 643 Franklin Pierce Highway, Barrington, NH 03825

Applicant (Contact): Nana's Dream LLC DBA Bellaviso Salon and Spa
Company _____
Phone: 603-312-2026 Fax: _____ E-mail: raestes@comcast.net
Address: P.O. Box 911, Dover NH

Developer: Same as applicant
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Architect: _____
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Engineer: Kenneth A. Berry
Company Berry Surveying & Engineering
Phone: 603-332-2863 Fax: _____ E-mail: kberry@berrysurveying.com
Address: 335 Second Crown Point Road, Barrington NH 03825 crberry@metrocast.net

*S.M. Ward
Owner Signature
Barbara Swine
Staff Signature

Candice K. Harvey
Applicant Signature
10-14-19

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Applicant: Bellaviso Salon & Spa Case # 239-1-V-19-SR

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

Application Checklist

Barrington Subdivision Regulations

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

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Barrington Subdivision Regulations

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

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Application Checklist

Barrington Subdivision Regulations

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

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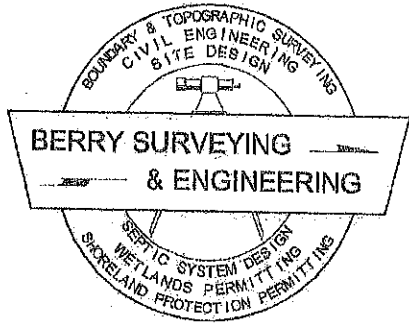
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Application Checklist

Barrington Subdivision Regulations

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



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

October 13, 2019

Barrington Planning Board
Attention: Marcia Gasses Town Planner
PO Box 660
333 Calef Highway
Barrington, NH 03825

RE: Minor Site Plan Review
Nana's Dream LLC
Bellaviso Salon & Spa
Tax Map 239, Lot 1

Mr. Chairman and Members of the Barrington Planning Board

Background and General Narrative:

Peter R. & Sarah M. Ward own the parcel known as 643 Franklin Pierce Highway (Tax Map 239, Lot 1). David Vincent has conducted an onsite survey as well as a full topographical analysis. A wetland analysis has also been conducted. All wetlands on site have been flagged and denoted on the plans. The site has an existing house that is serviced by an in site septic and well. The parcel is wooded along the perimeter and open in the middle towards the house and gravel parking area.

The Proposal:

The proposal is to convert part of the existing house and garage into a salon and spa. The proposed salon and spa will be kept entirely within the footprint of the existing structure. In addition to the spa and salon, a gravel parking area will be constructed on the backside of the building to provide parking for the proposed uses. The existing houses will remain on the well and the existing septic system. The house will remain on the existing well and septic. The proposed spa and salon will be serviced by a new septic system.

As part of this design two rain gardens will be constructed at the toe of the existing slope and along the proposed gravel parking area. These rain gardens will serve to capture and treat the generated runoff from the proposed gravel area as well as the existing paved and gravel area in front of the existing garage. All proper erosion and sediment control measures will be taken to ensure that no sediment will run off onto abutting lots or the adjacent wetlands.

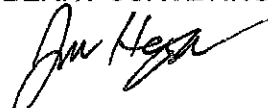
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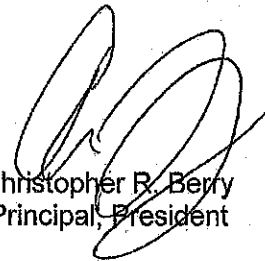
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As part of this design the applicant will be applying for a section 9.6 application through the Town for disturbance within the 50' wetland buffer. Part of the existing garage and the paved area in front of it are within the 50' buffer. A portion of the proposed gravel parking area will also be within the 50' buffer. This will allow for a 24' wide traveled way to be maintained between the parking area and the existing pavement in front of the garage. In addition to the section 9.6 application, the applicant has also filed and received a copy the NHDOT permit. NHDOT has reviewed the project and determined that the existing driveway (18.5' at its narrowest point) was sufficient enough for the proposed use and no changes to driveway entrance would be warranted.

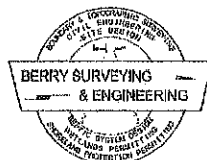
Respectfully submitted,
BERRY SURVEYING & ENGINEERING



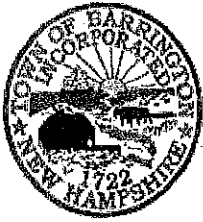
James Hayden
Engineering Technician



Christopher R. Berry
Principal, President



BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com



FEES:	
Application \$150.00	Public Notice: 75.00 per submission
Abutters @ _____ X \$7.00 each= _____	Other _____
Total Received: \$ _____ Cash _____ Check# _____	
Date Received _____	

**SECTION 9.6 APPLICATION FOR SPECIAL PERMIT FOR CONSTRUCTION
IN WETLAND BUFFER**

**TOWN OF BARRINGTON
PO Box 660; 333 Calef Highway
Barrington, New Hampshire 03825**

A SPECIAL USE PERMIT allows the Town of Barrington to consider special uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a wetlands buffer in the Wetlands Protection District Overlay, but rather only by a special use permit. A public hearing is required.

Is the proposed use permitted by right in the appropriate base zoning district? (See Table 1, Table of Uses, located in the town zoning ordinance)

- If yes, then proceed with the below criteria for a Special Use Permit pursuant to Section 9.6.
- If, on the other hand, the proposed use requires a conditional use permit, a special exception, or a variance, you must obtain that permit or approval before seeking a Special Use Permit pursuant to Section 9.6.

This application applies only to uses proposed in the Wetlands Protection District Overlay that violate the required wetland buffer. There is a separate application for a Conditional Use Permit pursuant to Section 3.4, which is also available in the town Land Use Office.

Is the proposed use related to a Site Plan or Subdivision Application? Yes X No _____

Name of Project Bellaviso Salon & Spa
Address of Property 643 Franklin Pierce Highway

Tax Map 239 Lot 1 Zoning District(s) TC Overlay _____ Total Area of Site 6.03 Ac.

Name of Applicant/Agent Kenneth A Berry, PE, LLS
Mailing Address of Applicant/Agent 335 Second Crown Point Rd, Barrington, NH 03825

Telephone: 603-332-2863 Email: K.Berry@BerrySurveying.com Fax: _____
Name of Property Owner Nana's Dream LLC DBA Bellaviso Salon and Spa
Mailing Address of Property Owner P.O. Box 911, Dover NH 03821

Telephone: 603-312-2026 Email: _____ Fax: _____
raestes@comcast.net

Letter of Authorization Provided _____

Signature of Owner *[Signature]* *Candice K. Harvey*
Deed Provided _____

Revised 5/22/13
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Describe in detail all existing uses and structures on the subject property (You may attach a separate typed sheet):

See attached narrative

Size of Impact 7,900 square feet

Describe in detail all proposed uses, structures, construction, or modifications requiring a Special Use Permit.

See attached narrative

Describe in detail how the following standards of the Town of Barrington Zoning Ordinance under Section 9.6 "Special Permit for Construction in a Wetlands Buffer" have been satisfied by your proposal. (You may attach a separate sheet.)

1. The proposed use is in keeping with the intent and purposes set forth in the zoning ordinance as permitted in the base zoning district (See Table 1, Table of Uses, located in the zoning ordinance). If the base zoning district requires a conditional use permit or special exception for the proposed use, one must already have been obtained; or if the proposed use is not listed on the Table of Uses or is listed but not permitted, one must already have obtained a variance.

See attached narrative

2. After a review of all reasonable alternatives, it is determined to be infeasible to place the proposed structure or use outside of the buffer zone.

See attached narrative

3. The proposed structure or use must be set back as far as possible from the delineated edge of the wetland or surface water.

See attached narrative

4. Appropriate erosion control measures must be in place prior to and during construction.

See attached narrative

5. Any disturbance to the surrounding buffer zone must be repaired and restored upon completion of construction.

See attached narrative

6. All available mitigation measures to address changes in water quality and quantity be Implemented, along with design and construction methods to minimize adverse Impacts, if required by the Planning Board.

See attached narrative

Statement of Assurance and Agreement:

I hereby certify that to the best of my knowledge this submitted application information is true and correct. All proposed development will be in conformance with the information contained on the application and in the approved plan as well as the provisions of the Town of Barrington ordinances and regulations.

The Owner/Agent, by filing an application, hereby grants permission for members of the Board and staff to enter onto the subject property for the purposes of this review.

Candice K. Hany

Applicant/Agent Signature

10/13/2019

Date

* *[Signature]*

Owner Signature

10/13/2019

Date

S. M. Ward

Owner Signature

10/13/2019

Date

Barbara Irvine

Staff Signature

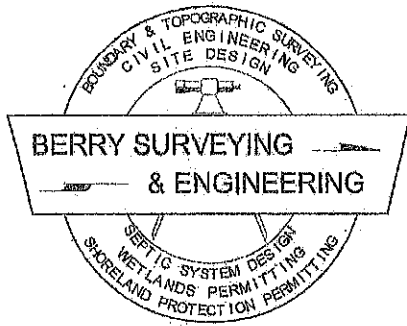
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335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

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October 14, 2019

Barrington Planning Board
Attention: Marcia Gasses
PO Box 660
333 Calef Highway
Barrington, NH 03825

RE: Minor Site Plan Review
Nana's Dream LLC
Bellabiso Salon & Spa
Tax Map 239, Lot 1

Mr. Chairman and Members of the Barrington Planning Board,

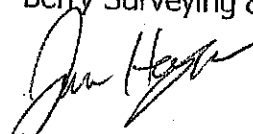
Enclosed are the criteria laid out in Chapter 9.6 for disturbance within a 50' wetland buffer.


- A. The proposed use is in keeping with the intent and purposes set forth in the zoning ordinance.
 - a. **The proposed wetland buffer disturbance is generated from the expansion of the existing paved area to maintain a 24' egress between the proposed gravel parking area and the existing paved area. In addition, swales and two rain gardens will be constructed at the toe of the slope along the backside of building. These swales will divert the runoff to the rains gardens.**

- B. After a review of all reasonable alternatives it is determined to be infeasible to place the proposed structure or use outside the buffer zone.
 - a. **The applicant is proposing to have the proposed spa and salon within the footprint of the existing building in order to limit disturbance. The proposed gravel parking area was placed near the existing building in order to keep all of the impervious area in one location. This will also make it more efficient to capture stormwater from both the existing impervious area as well as the proposed impervious area.**

- C. The proposed structure must be set back as far as possible from the delineated edge of the wetland or surface water.
 - a. **There will be no change to the footprint of the building.**
- D. Appropriate erosion and sediment control measures must be in place prior to and during construction.
 - a. **Erosion and sediment control measures are included within the plan set to show that all necessary erosion and sediment control measures will be taken to ensure that no sediment runs off into abutting wetlands and that the surrounding area is protected throughout the construction process.**
- E. Any disturbance to the surrounding buffer zone must be repaired and restored upon completion of construction.
 - a. **All grading and disturbance within the buffer will receive quality loam and seed, utilizing a variety of conservation seed mix. This will enable the vegetation to grow and the buffer areas to be restored.**
- F. All available mitigation measures to address changes in water quality volume and quantity be implemented, along with design and construction methods to minimize adverse impacts, if required by the Planning Board.
 - a. **Two rain gardens will be constructed in order to capture the runoff from the proposed gravel parking area as well as the existing paved and gravel area in front of the proposed spa. These rain gardens will be constructed with a bio-media and stone layer, which will allow for treatment of the generated stormwater.**

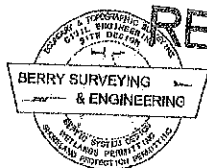
Respectfully Submitted,
Berry Surveying & Engineering


James F. Hayden
Project Manager

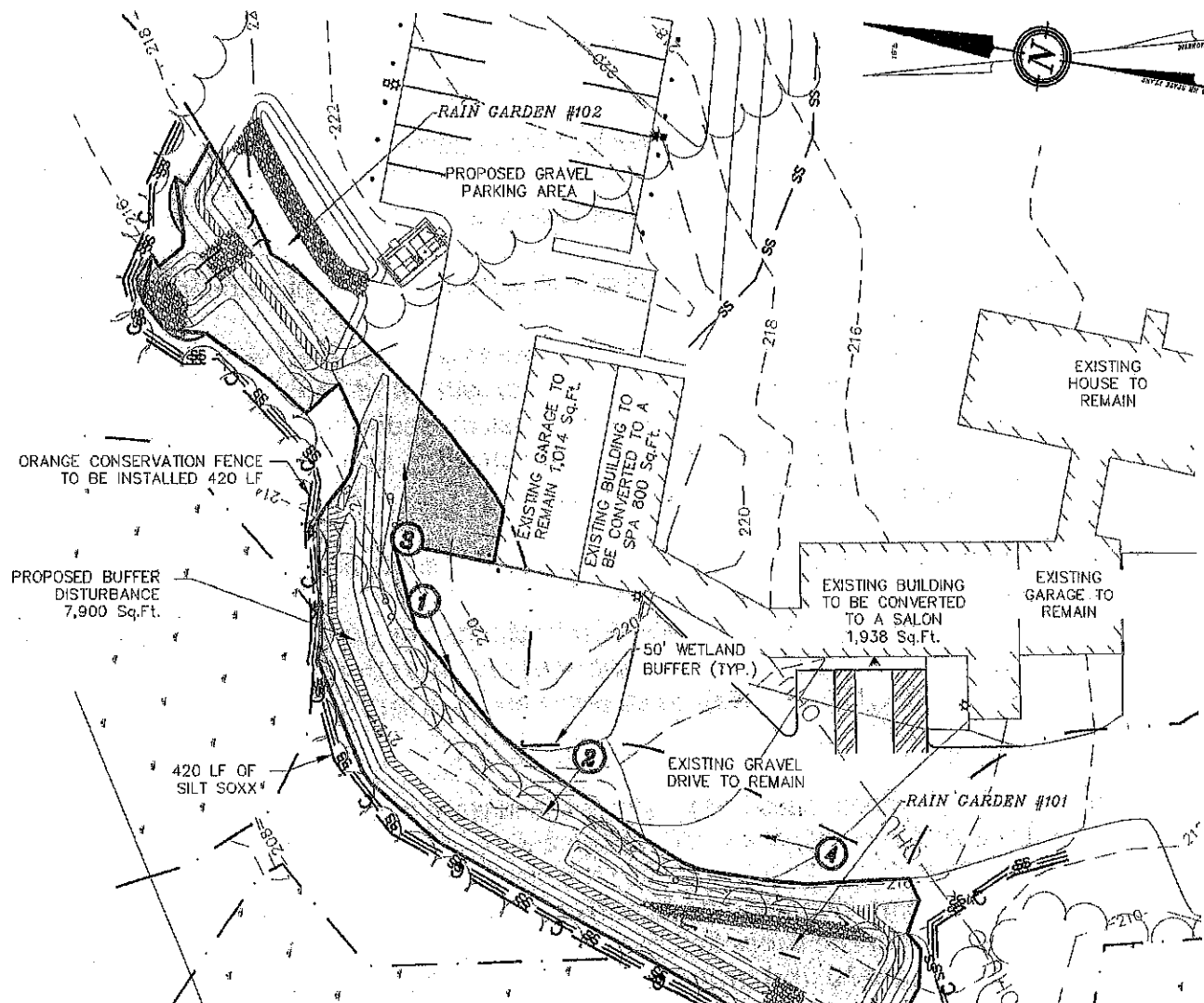
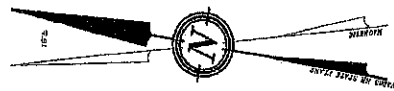

Christopher R. Berry
Principal, President

LAND USE OFFICE

OCT 15 2019



BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
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NOTES:

1. OWNER: PETER R. & SARAH M. WARD
643 FRANKLIN PIERCE HIGHWAY
BARRINGTON, NH 03825
2. APPLICANT: NANA'S DRAM LLC
BELLABISO SALON & SPA
DOVER, NH 03821
3. TAX MAP 239, LOT 1
4. LOT AREA: 262,667 Sq. Ft., 6.03 Ac.
5. S.C.R.D. BOOK 3521, PAGE 922

EDGE OF POORLY
DRAINED JURISDICTIONAL
WETLANDS (TYP.)
BY: SERGIO BONILLA, CWS #261

BUFFER DISTURBANCE
BELLABISO SALON & SPA
643 FRANKLIN PIERCE HIGHWAY
BARRINGTON, N.H.
TAX MAP 239, LOT 1

BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT RD.
 BARRINGTON, N.H. 332-2863

SCALE : 1 IN. EQUALS 40 FT.

DATE : OCTOBER 14, 2019

FILE NO. : DB 2019-129

#1



#2



#3



#4



PICTURES
 BELLAVISO SALON & SPA
 643 FRANKLIN PIERCE HIGHWAY
 BARRINGTON, N.H.
 TAX MAP 239, LOT 1

LAND USE OFFICE

OCT 15 2019

BERRY SURVEYING 
 & ENGINEERING

335 SECOND CROWN POINT RD.
 BARRINGTON , N.H. 332-2863

SCALE : NONE

DATE : OCTOBER 14, 2019

FILE NO. : DB-2019-129

RECEIVED

