

BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

March 12, 2019

Dubois & King
Attention: Jeff Adler
18 Constitution Drive
Suite 8
Bedford, NH

RE: Conservation Subdivision Review of Tax Map 234, Lot 34 & 34-1
Subdivision / Site Review Tax Map 234, Lot 24

Mr. Adler,

Over the course of the last few months Berry Surveying & Engineering (BS&E) has been working with the Barrington Planning Board, Town Planner, Fire Department, Road Agent, Building Official, Police Department, Conservation Commission, and the Barrington Zoning Board. To date we have had two staff meetings, three Design Reviews with the Planning Board, three Consultations with the Conservation and a ZBA Hearing.

The applicants are developing both sides of Meetinghouse Road which is currently a Class VI Road. Meetinghouse road is proposed to be developed all the way through from Oak Hill Road to Smoke Street. A conservation subdivision will take place on Tax Map 234, Lot 34 & 34-1. A yield plan was developed and the development placed along Meetinghouse Road. The ZBA has granted a variance to consider Meetinghouse Road the "internal road", and only require a 40' front building setback instead of a 100' buffer. This is considered Project #1 and consists of the design and construction of Meetinghouse Road, which also includes the drainage systems to develop both sides of the roadway. This application requires a local 9.6 application which has been discussed with the Conservation Commission and has been filed with the Barrington Planning Board. In addition we have discussed the enclosed waiver requests with the Barrington Planning Board, and have met with the Fire Chief and Road Agent, who have all expressed that this design is the best balance for the site and construction.

Project #2 is considered the construction of 24 Triplex Units in townhouse style format on Tax Map 234, Lot 25. This includes full grading and drainage design schemes as you would typically find in a site plan design set. In addition, though likely not part of your review, we are proposing to subdivide this parcel into 4 lots to segregate an existing single family house, remaining land and two lots around the town house style units.

Due to the fact that both of these projects are so closely linked, BS&E conducted a global analysis, with both sides of the road being considered one project. The construction of the

drainage infrastructure is designed and constructed as part of Project #1, and therefore is designed to mitigate flows and volumes from both projects given their placement.

For the same reason, BS&E conducted one traffic study for both projects. This study contemplates the impacts of the local request for a through road. On site counts were collected in the winter of 2018, and seasonally adjusted for peak season. The ball fields located further out on Smoke Street were estimated using the ITE Trip Generation Manual.

Enclosed please find the following:

Project #1:

- 1 Application Package (Subdivision)
- 1 Set of Waiver requests
- 1 Full Size Set of Plans
- 1 Traffic Analysis
- 1 Drainage Analysis with watershed sheets

Project #2:

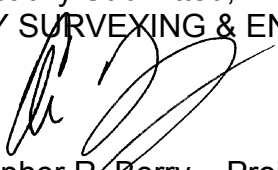
- 1 Application Package (Site Review)
- 1 Set of Architectural Drawings
- 1 Full Size Set of Plans

Submitted for context:

- 4 Lot Subdivision Application
- 1 Full Size Set of Plans

We are in the process of submitting an AoT Permit, in ground infiltration registration, a Wetlands Permit and the two subsurface permits needed.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING


Christopher R. Berry – Project Manager
Principal, President



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