

70 Portsmouth Avenue
3rd Floor Suite 2
Stratham NH 03885
Phone: 603-583-4860
Fax: 603-583-4863

April 13, 2020

Barrington Planning Board,
Marcia Gasses (Planner)
PO Box 660
Barrington NH 03825

Ref: Proposed site Plan – Map 228, Lot 36
PROJECT APPLICATION: 238-36-V-20-Design

Dear Ms. Gasses, Chairman & Members of the Board:

We are in receipt of a review letter from an abutter Richard and Victoria Spinale dated April 7, 2020 and we offer the following responses to the noted comments. Each comment is followed by our response in **bold**.

1. Will the proposed 500' road be a private road or a town road?
Response: The main section for the project is proposed to be a private road.
2. Has DOT been contacted regarding the proposed 500' road access from Rt 9?
Response: NHDOT has not been contacted at this time as we wanted to review with the planning board first.
3. Will the proposed 500' road be only accessed (exit and entered) from this already over- burdened section of Route 9? Has a traffic study on Rt 9 been done?
Response: Yes, there is only one point of access proposed. Although we have not done a traffic study specific to this project, we did provide one for Route 9 recently for the Village Place subdivision.
4. Why isn't the entrance and/or exit on Route 125? Has a traffic study on Rt 125 been done?
Response: The owner of the property is retaining the 8 acres along the Route 125 side of the parcel and we do not have access to it. Route 125 was included in the previous study.
5. Is the recent Haley lot line adjustment of 20' reflected in the preliminary design plan?
Response: A boundary survey has not been performed at this time and the boundary shown is from a previous subdivision plan and public records. The boundary will be updated in the near future.
6. How many units per building are proposed?
Response: The proposal consists of 4-unit buildings.

7. How do you propose trash be handled?
Response: Trash in this type development is by use of dumpsters paid by association.
8. What is your proposal for land and building maintenance? Will property management be located on site?
Response: An association will be required with covenants. On-site management is unknown at this time.
9. How do you propose mail be handled (will there be a community mailbox near the entrance or exit?)?
Response: Yes, as shown on the plan near the entrance a mail kiosk and apron is proposed.
10. Are the proposed 84 units condos or rental units (low income?) and how many bedrooms per unit?
Response: The proposal is for market rate condo units typically 2-bedroom with the possibility of some 3 bedroom.
11. Do the proposed buildings have garages and basements?
Response: Yes, the units will have garages with 1-2 bays.
12. Sidewalks?
Response: This is to be discussed with the board as none exist currently on Route 9.
13. Will there be a play area? Club house? Open Green Space?
Response: There is a large area of open space approx. 13 acres provided. There is no clubhouse proposed and a play area is undetermined.
14. What type of buffer are you proposing along existing abutting property lines?
Response: The natural vegetation is to remain to the extent possible.
15. How wide is the proposed roadway?
Response: The proposed ROW is 50' and the roadway is 24' wide.
16. The preliminary design plan does not show our existing ½ acre lot (238-35-1) with a 50' DOT accepted driveway. Are you aware (the Town of Barrington has not updated the on-line maps) that we own and are talking about two (not one) lots that abut this proposed project?
Response: Yes, we were aware and the line was simply not shown and will be in the future.
17. What is the proposed plan for water and septic (one at each building or community systems?)?
Response: The proposal is for a community water and sewer system. The well is to be placed out back in the open space and the septic area is not yet designed however likely to be in more than 1 location.
18. What is the proposed distance of the proposed buildings from our property lines for Lot 238-35 and Lot 238-35-1?
Response: The distance along the side line is currently 45' at the closest and approx. 70' along the rear.
19. Lot 238-35-1 will have a well and septic system when developed. Your proposed project will need to include plans that do not impede on Code Requirements for our Lot 238-35-1.
Response: By state regulation we can't impede on abutting land.

20. What is the timetable and duration of this proposed project if approved?

Response: The project would start when fully approved. The duration would be market driven.

Thank you for your timely and professional review of the submitted plans. We hope the information provided address your concerns. Please feel free to contact our office if you have any additional question and/or comments.

Very Truly Yours,

BEALS ASSOCIATES, PLLC

Scott D. Cole
Senior Project Manager

Christian O. Smith, PE
Director of Engineering