

Project Application

Land Use Department

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

220-29-RC-20-SR

Case Number: _____ Project Name: Anderson Properties, LLC Date 3/26/2020

Staff Signature required PRIOR to submittal

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

FORMAL APPLICATION:

Subdivision Type: Major ___ Minor ___ Conventional ___ Conservation ___
Site Plan Review: Major Minor ___
Conditional Use Permit ___ 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: Proposed Welding and Fabrication Facility Area (Acres or S.F) 5.59 Ac

Project Address: Colonial Way

Current Zoning District(s): Regional Commercial Map(s) 220 Lot(s) 29

Request: Proposed construction of a welding and fabrication building and associated parking

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: Wanda Lee & Richard A. Walker Jr.
Company _____
Phone: 603-664-0211 Fax: _____ E-mail: rwalker@barrington.nh.gov
Address: 24 Greenhill Road, Barrington, NH 03825

Applicant (Contact): Jesse Anderson
Company Anderson Properties, LLC
Phone: 603-828-5876 Fax: _____ E-mail: jesse@andersonweldingllc.com
Address: 269 1st New Hampshire Turnpike Unit #6, Northwood, NH 03261

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

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

Engineer: Scott A. Lawler
Company Norway Plains Associates, Inc.
Phone: 603-335-3948 Fax: _____ E-mail: slawler@norwayplains.com
Address: PO Box 249, Rochester, NH 03866

Owner Signature: Wanda Lee
Staff Signature: Barbara Juene
Applicant Signature: Jesse Anderson
Date: 4/13/2020

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Revised 12-07-2011

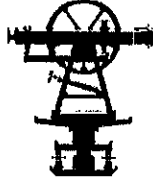
APR 13 2020

LAND USE OFFICE

NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
Continental Blvd. (03867)
Rochester, NH 03866-0249
Fax (603)332-0098
Phone (603) 335-3948 / (800) 479-3948
slawler@norwayplains.com



P. O. Box 268
31 Mooney St.
Alton, NH 03809
www.norwayplains.com
Phone & Fax (603) 875-3948
rtetreault@norwayplains.com

April 9, 2020

Town of Barrington Planning Board
333 Calef Highway
PO Box 660
Barrington, NH 03825

Re: Site Plan Review Application for Anderson Properties; Tax Map 220, Lot 29.

Dear Planning Board:

On behalf of Anderson Properties, Norway Plains Associates Inc. is pleased to submit a Site Plan Review Application and supporting plans for a proposed site development. The 5.59-acre parcel is located at the end of Colonial Way and is within the Regional Commercial Zoning District and Stratified Drift Aquifer Overlay District. The vacant property is currently owned by Wanda Lee and Richard A. Walker Jr.

The proposed project is to construct a welding and fabrication building on a vacant parcel on Colonial Way. This facility will have a steel 60' by 100' building which will have two overhead doors and one personnel door. The facility will fall under the industry and light industry; therefore, nine parking spaces are required. Twelve spaces have been provided including with one ADA accessible space.

Paved access into the site will lead to a front parking area with six spaces. Starting at the proposed building the site will have a hard-packed gravel surface, that will be paved at a later date.

The proposed site will be raised up from existing grade to create a slight slope toward the back of the lot. Stormwater runoff from the building and other impervious surfaces will be directed to drainage a swale located along the back of the project. A large stormwater management system, consisting of a treatment swale and a detention basin will collect and treat the stormwater runoff from the development in accordance with the Town Stormwater Regulations.

The site will be serviced by a well and an on-site septic system. Site will be illuminated by 2 pole mounted lights and 3 wall mounted lights. A dumpster pad will be located between the parking lot and detention basin. A utility pole will be installed on the southern side of Colonial Way and underground electric will be brought into the site.

A majority of the existing woods between the facility and abutting properties will remain unaltered. This will provide a natural buffer area and help screen the building from the abutters. A landscape screen will be planted near Colonial Way to conceal the view of the building from the road. Snow storage will be located along the back of the parking lot, which will allow the snow melt to flow into the aforementioned stormwater management system.

The development of the project will require a State approval for the proposed septic system. An application to NHDES, Subsurface Bureau will be submitted as part of this approval. A temporary driveway permit has been granted by the Town of Barrington. As part of the site plan approval, a permanent driveway permit will be sought. Furthermore, it will require a NDPEs Construction General Permit (CPG) from the Environmental

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Protection Agency for construction activities which disturb more than 1 acre of land. The Notice of Intent (NoI) and the development of the Stormwater Pollution Protection Plan (SWPPP) will be completed prior to any earthwork.

We look forward to discussing the proposal with Town staff and the Planning Board. Thank you for your consideration in this matter.

Very truly yours,

NORWAY PLAINS ASSOCIATES, INC.



By: _____
Scott A. Lawler, PE, Project Engineer

Cc: Anderson Properties
Wanda Lee and Richard A. Walker Jr.

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NORWAY PLAINS ASSOCIATES, INC.

LAND SURVEYORS • SEPTIC SYSTEM DESIGNERS • CIVIL ENGINEERS

P.O. Box 249
Continental Blvd. (03867)
Rochester, NH 03866-0249
Fax (603)332-0098
www.norwayplains.com
Phone (603) 335-3948 / (800) 479-3948



P. O. Box 268
31 Mooney St.
Alton, NH 03809
Phone & Fax (603) 875-3948

April 8, 2020

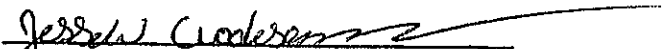
Town of Barrington Planning Board
333 Calef Highway
Barrington, NH 03825

Re: Authorization of Norway Plains Associates, Inc. as Agent for the Applicant

To whom it may concern:

I, Jesse Anderson, as a representative for Anderson Properties, hereby authorize Norway Plains Associates, Inc. and its professionals as decision making representatives and designate them as signatories for Anderson Properties during the proposed welding and fabrication facility site plan.

Sincerely,


Jesse Anderson

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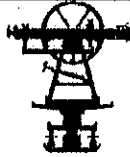
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April 7, 2020


Town of Barrington Planning Board
333 Calef Highway
Barrington, NH 03825

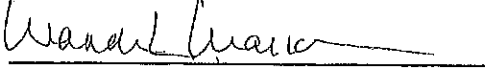
Re: Authorization of Norway Plains Associates, Inc. as Agent for the Property Owner

To whom it may concern:

We, Wanda Lee and Richard Walker Jr., as owners of tax map 220, lot 29, hereby authorize Norway Plains Associates, Inc. and its professionals as decision making representatives and designate them as signatories for us during the proposed welding and fabrication facility site plan.

Sincerely,





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LAND USE OFFICE

TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME Proposed Welding and Fabrication Facility CASE FILE NUMBER 220-29-RC-20-SR

PROJECT LOCATION Colonial Way

DATE OF APPLICATION _____

Property Details:

Single-Family Residential Multi-Family Residential **Commercial** Industrial

Current Zoning: Regional Commercial Lot Area Size 5.59 acres

Setbacks: Front 75 Side 30 Rear 30

Parking Spaces Required: 9 Parking Spaces Provided: 12

Please describe your project and its purpose and intent. You may attach a typed description.

See attached narrative

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Applicant Anderson Welding LLC Map/Lot# 220/29 Case# 220-29-RC-20-SR

**Site Review Application Checklist
Barrington Planning Board**

This checklist is intended to assist applicants in preparing a complete application for site review as required by the Barrington Site Review Regulations and must be submitted along with all site review applications. An applicant seeking site review approval shall be responsible for all requirements specified in the Barrington Site Review Regulations even if said requirements are omitted from this checklist.

An applicant seeking site review approval shall be responsible for providing all the information listed in the column below entitled "Site Review" and should place an "x" in each box to indicate that this information has been provided

SITE REVIEW APPLICATION CHECKLIST	Site Review		Waiver(s)
	Provided	NA	
Check the Appropriate Boxes below:			
Section I. General Requirements			
1. Completed Application Form (2.5.1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Complete abutters list (2.6.3 (5) or 2.5.1 (6))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Payment of all required fees (2.6.3 (4) or 2.5.1 (5))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Three (3) full size sets of plans and twelve (12) sets of plans 11" by 17", submitted with all required information in accordance with the site review regulations and this checklist (2.6.3 (6) or 2.5.1 (7))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Copies of any proposed easement deeds, protective covenants or other legal documents (3.9.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Any waiver request(s) submitted with justification in writing (3.9.8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Completed Application Checklist (2.5.1 (3))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Section II. General Plan Information			
1. Size and presentation of sheet(s) per registry requirements and the site review regulations (3.1.2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Title block information: (3.2.1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Drawing title (3.2.1 (1))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Name of site plan (3.2.1 (2))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Location of site plan (3.2.1 (3))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Tax map & lot numbers of subject parcel(s) (3.2.1 (4))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Name & address of owner(s) (3.2.1 (5))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Date of plan (3.2.1 (6))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Scale of plan (3.2.1 (7))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
h. Sheet number (3.2.1 (8))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
i. Name, address, & telephone number of design firm (3.2.1 (9))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
j. Name and address of Applicant (3.2.1 (10))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Revision block with provision for amendment dates (3.2.3)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Planning Board approval block provided on each sheet to be recorded (3.2.2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Certification block (for engineer or surveyor) (3.1.1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Match lines (if any)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Zoning designation of subject parcel(s) including overlay districts (3.2.10 (4))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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Check the Appropriate Boxes below:	Site Review		Waiver(s)
	Provided	NA	
8. Minimum lot area, frontage & setbacks dimensions required for district(s) 3.2.10(5)	<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 (3.2.10 (12))	<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." (3.2.10 (16))	<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." (3.2.10(17))	<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 Site Review Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction." (3.2.10 (18))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. North arrow (3.2.5)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15. Floodplains-Location and elevation(s) of one-hundred (100)-year flood zone per FEMA Flood Insurance Study or as determined by drainage study (3.3 (18))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Plan and deed references (3.2.6)	<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 (3.2.10 (1))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Existing and proposed use (3.2.10 (6))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Water Supply source (name of provider (company) if offsite) (3.2.10 (10))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Zoning variances/special exceptions with conditions (3.2.10 (11))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. List of required permits and permit approval numbers (3.2.10 (13))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Vicinity sketch showing 1,000 feet surrounding the site (3.2.8)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Plan index indicating all sheets (3.2.9)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
18. Boundaries-existing lot boundary defined by metes and bounds (3.3 (1))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
19. Boundary monuments (3.3 (4))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Monuments found (4.2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Map number and lot number, name addresses, and zoning of all abutting land owners (3.3 (5))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Monuments to be set (3.3 (4) & 4.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
20. Existing streets: (3.3 (6))	<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) (3.3 (7))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
22. Existing easements (identified by type) (3.3 (8))	<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"/>	

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SITE REVIEW APPLICATION CHECKLIST	Site Review		Waiver(s)
	Provided	NA	
Check the Appropriate Boxes below:			
e. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Vehicular & pedestrian access easements(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g. Visibility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
h. Fire pond/cistern(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
i. Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
j. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
24. Area of each lot being developed (in acres & square feet): (3.3 (9))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Existing lot(s) (3.3 (9))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Contiguous upland(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
25. Wetland delineation (including Prime Wetlands): (3.3 (13))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Limits of wetlands (3.3 (13))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Wetland delineation criteria (3.3 (13))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Wetland Scientist certification (3.3 (13))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
26. Owner's signature(s) (3.3 (14))	<input type="checkbox"/>	<input type="checkbox"/>	See note 1
27. All required setbacks (3.3 (15))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
28. Physical features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Buildings (3.3 (21))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Wells (3.3 (16))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Septic systems (3.3 (16))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Stone walls (3.3 (16))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Paved drives (3.3 (16))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Gravel drives (3.3 (16))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
29. Location & name (if any) of any streams or water bodies (3.3 (17))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
30. Location of existing overhead utility lines, poles, towers, etc. (3.3 (19))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
31. Two-foot contour interval topography shown over all subject parcel (3.3 (3))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
32. Map & Lot #s, name, addresses, & zoning of all abutting land owners (3.3 (5))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
33.	<input type="checkbox"/>	<input type="checkbox"/>	

Note:

- All signatures will be provided on final approved plans.

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APPLICATION AGREEMENT

I hereby apply for Site Plan Review and acknowledge I will comply with all of the Ordinances of the Town of Barrington, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the Site Plan Review or Application specifications are incomplete, the Application will be considered rejected.

In consideration for approval and the privileges accruing thereto, the subdivider thereby agrees:

- E. To carry out the improvements agreed upon and as shown and intended by said plat, including any work made necessary by unforeseen conditions which become apparent during construction of the site plan review.
- E. To post all streets "Private" until accepted by the Town and to provide and install street signs as approved by the Selectmen of the Town for all street intersections.
- E. To give the Town on demand, proper deeds for land or rights-of-way reserved on the plat for streets, drainage, or other purposes as agreed upon.
- E. To save the Town harmless from any obligation it may incur or repairs it may make, because of my failure to carry out any of the foregoing provisions.
- E. Mr/Mrs Wanda Lee & Richard A. Walker Jr. Of Barrington The owners, by the communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: R/W/L Wanda Walker

Signature of Developer: Jessie Cookson

Technical Review Signatures: _____

Town Engineer/Planner Approval Signature: _____ The owners, by the filing of this application as indicated above, hereby give permission for any member of the Barrington Planning Board, the Town Engineer, The Conservation Commission and such agents or employees of the Town or other person as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, test and inspections as may be appropriate.

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(Refusal to sign this permission form does not invalidate an application, but the Planning Board may not be able to make an informed decision regarding unseen lands with potential areas of concerns).

Signature of Owner: *R/W C Wandelman*

Note: The developer/individual in charge must have control over all project work and be available to the Road Agent and Code Enforcement Officer during the construction phase of the project. The Road Agent and Code Enforcement Officer must be notified within two (2) working days of any change by the individual in charge of the project.

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ABUTTERS LIST
ANDERSON WELDING LLC
COLONIAL WAY
SITE PLAN – MAP 220, LOT 29

APPLICANT:

Anderson Properties, LLC 269 1st New Hampshire Turnpike Northwood, NH
03261 Unit #6

OWNER:

220-29 Wanda Lee & Richard A. 24 Greenhill Road Barrington, NH 03825
Walker Jr.

<u>MAP-LOT:</u>	<u>NAME:</u>	<u>MAILING ADDRESS:</u>	
220-26	Todd & Debra Rodney	30 Greenhill Road	Barrington, NH 03825
220-27	Same as 220-29		
220-28	Terrence W. Jr & Susan Miltner Family Living Trust	600 Pickering Road	Rochester, NH 03867
220-28-1	FAA Investment Properties LLC	9 Colonial Way	Barrington, NH 03825
220-31	WCH Ventures LLC	26 Colonial Way	Barrington, NH 03825
220-32	Wolfgang & Klaus Boehm	11 Joalco Road	Strafford, NH 03884

PROFESSIONAL CONTACTS:

Agent: Scott A. Lawler Norway Plains Associates, Inc.
PO Box 249
Rochester, NH 03866-0249

C.W.S. Joseph W. Noel PO Box 174
South Berwick, ME 03908

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