

Project Application

Land Use Department

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

223-24 + 26-RC-20-Amund Sub

Case Number: _____ Project Name: The Ledge at Green Hill Date 10/13/20

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: The Ledge at Green Hill Area (Acres or S.F) 211.76 ac

Project Address: Route 125 /Calef Highway

Current Zoning District(s): Regional Commercial Map(s) 223 Lot(s) 26 & 24

Request: Amended Subdivision hearing for a 58-lot open-space residential subdivision, and 4-commercial

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: (Joseph Falzone)
Company Route 125 Development LLC
Phone: 603-772-9400 Fax: _____ E-mail: _____
Address: 7B Emery Lane, Stratham, NH 03885

Applicant (Contact): _____
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

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

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

Engineer: Christian O Smith, PE & Scott D. Cole
Company Beals Associates, PLLC
Phone: 603-583-4860 Fax: _____ E-mail: _____
Address: 70 Portsmouth Ave, Stratham, NH 03885

Owner Signature
Barbara Arvine
Staff Signature

Applicant Signature
Joseph Falzone
Date

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OFFICE

BEALS · ASSOCIATES PLLC

70 Portsmouth Avenue
3rd Floor, Unit 2
Stratham, N.H. 03885
Phone: (603)-583-4860
Fax: (603)-583-4863

Oct. 13, 2020

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

RE: Lots 24 & 26, Route 125
Proposed Subdivision

Dear Ms. Gasses:

We are working with Joseph Falzone who is a land developer and has previously received conditional approval for the Ridge at Greenhill Subdivision located along Route 125 consists of 55 residential lots and 5 commercial lots.

In the process of obtaining state permits we have revised the design to 58 Residential lots and 4 Commercial lots adjacent to Route 125. At a meeting of the Zoning Board a variance was given to allow 3 residential lots in place of the biggest commercial lot due to access constraints. We are coming before the board for an amended subdivision.

We look forward to working with the town on another Residential project.

If you have any questions, please feel free to contact us.

Very truly yours,
BEALS ASSOCIATES, PLLC

Scott D. Cole

Scott D. Cole
Senior Project Manager

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**ABUTTERS LIST
FOR
NH- 1144 JOE FALZONE/~~PAUL HENRI PAUL HENRI GOTTES CAROL LEDOUX~~
BARRINGTON NH
DATE October 10, 2020**

SUBJECT PARCEL

TAX MAP/LOT
223-0024

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OWNER OF RECORD

ROUTE 125 DEVELOPMENT LLC
7B EMERY LANE
STRATHAM, NH 03885

223-0026

LAND USE OFFICE

ROUTE 125 DEVELOPMENT LLC
7B EMERY LANE
STRATHAM, NH 03885

ABUTTERS

TAX MAP/LOT
220-0057

OWNER OF RECORD

TOWN OF BARRINGTON
PO BOX 660 333 CALEF HWY
BARRINGTON, NH 025

223-0001

WRIGHT BARTON LOREN & DARRYL
38 CALIFORNIA ST #3
WATERTOWN, MA 02472

223-0002

SBA TOWERS III LLC
8051 CONGRESS AVE
BOCA RATON, FL 33487

223-0003

SMITH ANTHONY
262 CALEF HWY
BARRINGTON, NH 03825

223-0006

248 CALEF HIGHWAY LLC
679 FIRST NH TPK
NORTHWOOD, NH 03261

223-0007

246 REAL ESTATE HOLDINGS
24 SERENITY WAY
BARRINGTON, NH 03825

223-0008

ATLANTIC TRADE PARK LLC
PO BOX 451
NEW CASTLE, NH 03854

223-0012

LRT PROPERTY MGMT LLC
PO BOX 703
BARRINGTON, NH 03825

**ABUTTERS LIST
FOR
NH- 1144 JOE FALZONE/RINA MYHRE, PAUL HELFGOTT & CAROL LEDOUX –
BARRINGTON NH**

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DATE October 10, 2020

223-0022		TOWN OF BARRINGTON PO BOX 660 333 CALEF HWY BARRINGTON, NH 03825
	OCT 13 2020	
223-0023		CONNICK JAMES E & STEVEN-CONNICK KIMBERLY D 324 DEN QUARRY RD LYNN, MA 01904
223-0025		LAFRANCE RAYMOND 1030 LUCAS WAY PALMER, AK 99645
223-0027-3A		DEMARS PETER 311 CALEF HIGHWAY UNIT 2 BARRINGTON, NH 03825
223-0027-3B		HUNTRESS JOEL & LOTHROP ZOE 311 CALEF HIGHWAY UNIT 1 BARRINGTON, NH 03825
223-0028		BOSTON & MAINE RR GUILFORD TRANSPORT IND HIGH ST IRON HORSE PK NORTH BILLERICA, MA 01862
223-0029		CHESTNUT WOODS LLC 7B EMERY LN STRATHAM, NH 03885
235-0019		PHOFOLOS BASIL & DONNA 47 DEER RIDGE DR BARRINGTON, NH 03825
235-0020		COCHRAN CALLUM 53 DEER RIDGE DR BARRINGTON, NH 03825
235-0021		SARTORIUS DAVID J & KATHLEEN 63 DEER RIDGE DR BARRINGTON, NH 03825

**ABUTTERS LIST
FOR
NH- 1144 JOE FALZONE/RINA MYHRE, PAUL HELFGOTT & CAROL LEDOUX –
BARRINGTON NH
DATE October 10, 2020**

235-0022	LACHAPELLE KIP & KAREN 67 DEER RIDGE DR BARRINGTON, NH 03825
235-0023	BISSON DAVID & DOTY MARY 81 DEER RIDGE DR BARRINGTON, NH 03825
235-0024	JAMES TIMOTHY & SAMANTHA 95 DEER RIDGE DR BARRINGTON, NH 03825
235-0025	JAGIELSKI JIM & SUSANNE 103 DEER RIDGE DR BARRINGTON, NH 03825
235-0026	WOODRUFF MARY ELIZABETH 111 DEER RIDGE DR BARRINGTON, NH 03825

PROFESSIONALS

ENGINEERING FIRM	BEALS ASSOCIATES, PLLC. 70 PORTSMOUTH AVE. 3 RD FLOOR STRATHAM, NH 03885
SOIL SCIENTIST	GOVE ENVIRONMENTAL 8 CONTINENTAL DR. BLDG. 2 UNIT H EXETER, NH 03833
SURVEYOR	DOUCET SURVEY, INC. 102 KENT PLACE NEWMARKET, NH 03857
DEVELOPER	JOE FALZONE 7B EMERY LANE STRATHAM, NH 03885

**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:		Provided	NA		
<input type="checkbox"/> Lot Line Relocation See Section I & II	<input type="checkbox"/> Site Plan See Sections I & II				
<p>RECEIVED</p> <p>OCT 13 2020</p>					
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 (6) sets of plans 11" by 17" submitted</u> with all required information in accordance with the subdivision regulations and this checklist		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Copies of any proposed easement deeds, protective covenants or other legal documents <i>APPROVED</i>		<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Location of subdivision		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Tax map & lot numbers of subject parcel(s)		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
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"/>		

1. Name and address of applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Revision block with provision for amendment dates: 2020	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Planning Board approval block provided on each sheet to be recorded	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Certification block (for engineer or surveyor)	<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	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>		
22. Existing easements (Identified by type)	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
D) Temporary easement(s) (Such as temporary turnaround)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

E) No-cut zone(s) along streams & wetlands (as may be requested by the	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
F) Conservation Commission)				
G) Vehicular & pedestrian access easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
H) Visibility easement(s) <i>LANE CONNECTION</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
I) Fire pond/cistern(s)	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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): <i>PENDING</i>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Septic systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
d. Stone walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e. Paved drives	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Drainage easement(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Slope easement(s)	<input checked="" type="checkbox"/>	<input 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. 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 checked="" type="checkbox"/>	<input 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"/>		
b. Contiguous uplands(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Proposed streets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Name(s) labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Width of right-of-way dimensioned	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Pavement width dimensioned	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
2. Typical driveway apron detail	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>		
12. Typical pipe trench	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
e. Sewage system construction notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f. Existing & finish centerline grades	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g. Proposed pavement - Typical cross-section	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
h. Right-of-way and easement limits	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
i. Embankment slopes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
j. Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
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 checked="" type="checkbox"/>	<input type="checkbox"/>		
2. Stormwater management report	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Traffic impact analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Application Checklist

Barrington Subdivision Regulations

4. Environmental impact assessment	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Hydrogeologic study	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Site Inventory and Conceptual Development Plan (from preliminary Conservation Subdivision review only)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

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The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

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WETLANDS AND NON-SITE SPECIFIC PERMIT 2019-03660

NOTE CONDITIONS

PERMITTEE: ROUTE 125 DEVELOPMENT LLC
C/O JOSEPH FALZONE
7B EMERY LN
STRATHAM NH 03885

PROJECT LOCATION: CALEF HWY (RTE 125), BARRINGTON
TAX MAP #223, LOT #24 & 26

WATERBODY: UNNAMED WETLAND

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LAND USE OFFICE

APPROVAL DATE: JUNE 02, 2020

EXPIRATION DATE: JUNE 02, 2025

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Based upon review of the above referenced application, in accordance with RSA 482-A and RSA 485-A:17, a Wetlands Permit and Non-Site Specific Permit was issued by the New Hampshire Department of Environmental Services (NHDES). This permit shall not be considered valid unless signed as specified below.

PERMIT DESCRIPTION: Dredge and fill 3,770 square feet of palustrine forested for access to a new 60-lot open space residential subdivision. Compensatory mitigation for secondary impacts to vernal pools includes a 117-acre preservation area.

THIS APPROVAL IS SUBJECT TO THE FOLLOWING PROJECT SPECIFIC CONDITIONS:

1. All work shall be in accordance with plans by Beals Associates PLLC., dated June 05, 2019 and revised through March 04, 2020, last received by the New Hampshire Department of Environmental Services (NHDES) on May 29 2020.
2. This permit is not valid unless an Alteration of Terrain permit or other method of compliance with RSA 485-A:17 and New Hampshire Administrative Rule Env-Wq 1500 is achieved.
3. This permit is not valid unless a subdivision approval or other compliance with RSA 485-A:29-44 and New Hampshire Administrative Rule Env-Wq 1000 is achieved.
4. There shall be no further alteration of wetlands for lot development, driveways, culverts, or septic setback.
5. The permittee/permittee's contractor shall use only biodegradable, wildlife-friendly, erosion control netting not to include materials comprised of welded plastic.
6. Appropriate siltation and erosion controls shall be in place prior to construction, shall be maintained during construction, and shall remain until the area is stabilized. Temporary controls shall be removed once the area has been stabilized.
7. The contractor responsible for completion of the work shall use techniques described in the New Hampshire Stormwater Manual, Volume 3, Erosion and Sediment Controls During Construction (December 2008).
8. Any fill used shall be clean sand, gravel, rock, or other suitable material.
9. All dredged and excavated material and construction-related debris shall be placed outside of the areas subject to RSA 482-A. Any spoil material deposited within 250 feet of any surface water shall comply with RSA-483-B.
10. Construction equipment shall be inspected daily for leaking fuel, oil, and hydraulic fluid prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands.

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11. The permittee's contractor shall maintain appropriate oil/diesel fuel spill kits on site that are readily accessible at all times during construction, and shall train each operator in the use of the kits.
12. All refueling of equipment shall occur outside of surface waters or wetlands during construction. Machinery shall be staged and refueled in upland areas only.
13. Within three days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tackifiers on slopes less than 3:1 or netting and pinning on slopes steeper than 3:1.
14. Precautions shall be taken to prevent import or transport of soil or seed stock containing nuisance or invasive species such as Purple Loosestrife, Knotweed, or Common Reed. The contractor responsible for work shall appropriately address invasive species in accordance with the NHDOT Best Management Practices for Roadside Invasive Plants (2008).
15. A Certified Wetlands Scientist or Qualified Professional, as applicable, shall monitor the project during construction to verify that all work is done in accordance with the approved plans and narratives, adequate siltation and erosion controls are properly implemented, and no water quality violations occur. A follow-up report including photographs of all stages of construction shall be submitted to the NHDES Wetlands Program within 60 days of final site stabilization.

MITIGATION:

16. This approval is not valid until the applicant/owner executes and records the conservation restrictions for the 117-acre open space area, as depicted on plans prepared by CAI Technologies, dated November 2003 and received by NHDES on March 09, 2020.
17. Following permit issuance and prior to recording of the conservation restrictions, the natural resources existing on the conservation parcel shall not be removed, disturbed, or altered without prior written approval of NHDES.
18. The conservation restrictions to be placed on the preservation areas shall be written to run with the land, and both existing and all future property owners shall be subject to the restrictions.
19. The plan noting the conservation area with a copy of the final deed language shall be recorded with the Strafford County Registry of Deeds for each lot that is subject to the restrictions.
20. The permittee shall submit a copy of the recording from the Strafford County Registry of Deeds to the NHDES Wetlands Bureau prior to the start of construction.
21. The conservation area shall be surveyed by a licensed surveyor, and marked by monuments [stakes] prior to construction. If this survey determines the parcel is less than the size represented in the application, the permittee shall submit the completed survey to NHDES for review. As a result of this review, NHDES may require additional mitigation adjustments after coordination with the appropriate conservation commission, and state and federal agencies.
22. The permittee/permittee's contractor shall notify the NHDES Wetlands Bureau when the monuments are placed, and coordinate an on-site review of their location prior to construction.
23. There shall be no placement of fill, construction of structures, or storage of vehicles or hazardous materials on the conservation parcel.
24. Activities in contravention of the conservation deed shall be deemed to be a violation of RSA 482-A, and shall be subject to enforcement under RSA 482-A.

GENERAL CONDITIONS THAT APPLY TO ALL NHDES WETLANDS PERMITS:

1. A copy of this permit shall be posted on site during construction in a prominent location visible to inspecting personnel;
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others;
3. The NHDES Wetlands Bureau shall be notified upon completion of work;

4. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits, and/or consult with other agencies as may be required (including US EPA, US Army Corps of Engineers, NH Department of Transportation, NH Division of Historical Resources (NH Department of Cultural Resources), NHDES Alteration of Terrain, etc.);
5. Transfer of this permit to a new owner shall require notification to and approval by NHDES;
6. This project has been screened for potential impacts to **known** occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or have only received cursory inventories, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species;
7. Review enclosed sheet for status of the US Army Corps of Engineers' federal wetlands permit.

RECEIVED

OCT 13 2020

LAND RESOURCE

APPROVED:

Stefanie M. Giallongo

Stefanie M. Giallongo
Wetlands Bureau
Land Resources Management

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BY SIGNING BELOW, I HEREBY CERTIFY THAT I HAVE FULLY READ THIS PERMIT AND AGREE TO ABIDE BY ALL PERMIT CONDITIONS.

OWNER'S SIGNATURE (required)

CONTRACTOR'S SIGNATURE (required)