

Route 125 – Barrington Town Hall

SITE PLAN REVIEW APPLICATION

REVISED SUBMISSION

Narrative revised 7/31/20

PROJECT NARRATIVE

THE INTENT OF THIS SITE PLAN REVISION IS DUE TO THE PROPOSED INCREASE IN BUILDING FOOTPRINT. AFTER CONSULTATION WITH THE BUILDING COMMITTEE, THE PROPOSED BUILDING WILL NOW HAVE A FOOTPRINT 9,536 SF. THE SITE IMPROVEMENTS (PARKING AND LAYOUT) HAVE NOT CHANGED FROM THE PREVIOUS APPROVAL. THE SITE DRAINAGE HAS BEEN UPDATED TO MATCH THE LARGER BUILDING FOOTPRINT. NHDES IS CURRENTLY REVIEWING THE ALTERATION OF TERRAIN SUBMITTAL.

The intent of this project is to construct a new **9,536 SF** footprint Town Hall for use by the Town of Barrington, NH. The site is located approximately 0.2 miles north of the existing Barrington Town Hall on the east side of Calef Highway, also known as Route 125. The parcel was previously part of the lot known as Map 223, Lot 26 on the Town of Barrington Tax Map system. This 180.7 acre lot was purchased by Route 125 Development, LLC for the purposes of developing a new subdivision. As part of that project, the developer has a purchase and sale agreement with the Town of Barrington to sell the 5.82 acre locus property known as Map 223, Lot 26-C1. The lot fronts along Route 125 and is situated in the Regional Commercial (RC) zone, as well as the Stratified Drift Aquifer Overlay District (SDAO). The new building will meet the 75 foot front setback, the 30 foot side setback, and a 100 foot rear setback from the proposed residential use.

The existing lot is primarily undeveloped woodlands, with a small gravel access from Route 125 that will be abandoned. The new site will gain access to Route 125 through the proposed subdivision road. This will be the only access road. The new development will result in **29,869 SF** of new impervious area and approximately 61,500 SF of disturbance. This includes the **9,536 SF** proposed building, **4,197 SF** of concrete walkways, and 16,471 SF of pavement for onsite parking. The new entrance will be located approximately 120 feet from Route 125. This project qualifies for a full Site Plan Review per the Town of Barrington Site Plan Regulations due to the construction of a building greater than 3,000 SF.

The project will require both a new private well and a new private septic system. The septic system will be designed by Civil Consultants using test pit information gathered from Mike Mariano of Highland Soil Services, on March 12, 2020. The proposed septic location is shown on site plan L1 included in this submission. The septic field has not yet been designed.

The building will have the same hours of operation as the existing Town Hall. There will be approximately 25 employees. Refuse and garbage will be collected and disposed of in the proposed outside dumpster.

Per section 4.9.13(2) of the Barrington Site Plan Regulations, a community center requires 4 parking spaces for every 1,000 SF of floor space, while office buildings require 1 parking space for every 300 SF of floor space. For the purposes of determining required parking, the 1,000 SF meeting room will be treated as a community center, while the remaining **8,500+/- SF** of building area will be treated as office space. This means 4 parking spaces are required for the meeting room and **29** additional parking spaces are required for the offices. A total of **33** parking spaces are required while 37 spaces are provided, including four ADA parking spaces. The number of spaces provided exceeds the Town requirements.



Under normal circumstances, a development that disturbs less than 100,000 SF of contiguous area would not require a State Site Specific permit through the NHDES. However, this lot is technically part of the larger subdivision, so the disturbance caused by this project must be included with the disturbance of the overall development. This requires the project to meet the NHDES Alteration of Terrain (AOT) Standards for stormwater discharge. The stormwater management plan included in this site plan review application satisfies both Town and State discharge requirements.

Plan Sheets included in submission:

L1 -- Proposed Site Plan

L2 -- Construction Details

L30 Construction Details



Existing Aerial Image of Site 2018

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**CIVIL
CONSULTANTS**

P.O. Box 100 South Berwick, Maine 03908 207-384-2350

PLAN INDEX:

PLAN SHEETS INCLUDED IN THIS PACKAGE ARE:
 L1 - PROPOSED SITE PLAN
 L2 - CONSTRUCTION DETAILS AND NOTES
 L3 - CONSTRUCTION DETAILS

NOTE: IF WOOD, SPOTTED OR BLANDING'S TURTLES ARE FOUND LAYING EGGS IN A WORK AREA, PLEASE CONTACT MELISSA DOPERSKI (CELL 603-479-1129) OR JOSH MEGVESHY (CELL 978-578-0802 OR OFFICE 603-271-1125) FOR FURTHER INSTRUCTIONS. SEE SHEET L3 FOR MORE INFORMATION.

LEGEND

- (R 110.77) RECORD DISTANCE
- PROPERTY LINE
- - - BUILDING SETBACK
- - - EXISTING CONTOUR
- WETLAND
- - - EDGE OF WETLAND
- - - WETLAND BUFFER
- WELL
- TEST PIT
- SCA
- CATCH BASIN
- UTILITY POLE
- OVERHEAD WIRE
- HYDRANT
- PROPOSED 2FT CONTOUR
- PROPOSED DETAIL 1FT CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED PAVEMENT
- PROPOSED CONCRETE WALKWAY
- PROPOSED LIGHT POLE
- PROPOSED LP LINE
- PROPOSED UNDERGROUND ELEC
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SHRUBBERY
- PROPOSED DECIDUOUS TREE
- PROPOSED EROSION BARRIER

REFERENCE PLANS:

- PLAN TITLED "OPEN SPACE SUBDIVISION" PLAN FOR: RESIDENTIAL DEVELOPMENT, RT. 125 / OLD GREEN HILL RD., BARRINGTON, NH. DATED JAN. 2019, PREPARED FOR: RT125 DEVELOPMENT, LLC., JOSEPH FALZONE, 76 EMERY LANE, STRATHAM, NH 03885. PREPARED BY: BEALS ASSOCIATES, PLLC (JOB #14-1144)
- PLAN TITLED "SUBDIVISION PLAN 'THE RIDGE AT GREEN HILL'" FOR HARBOR STREET LIMITED PARTNERSHIP, LAND OF PAUL O. HELFCOTT, BRINA MYRE & CAROL H. LEDOUX (TAX MAP 223, LOTS 24 & 26), ROUTE 125/CALEF HIGHWAY, BARRINGTON, NH. REVISION DATE FEBRUARY 29, 2020, PREPARED BY: DOUCET SURVEY INC. (JOB #5750)

SITE PLAN NOTES:

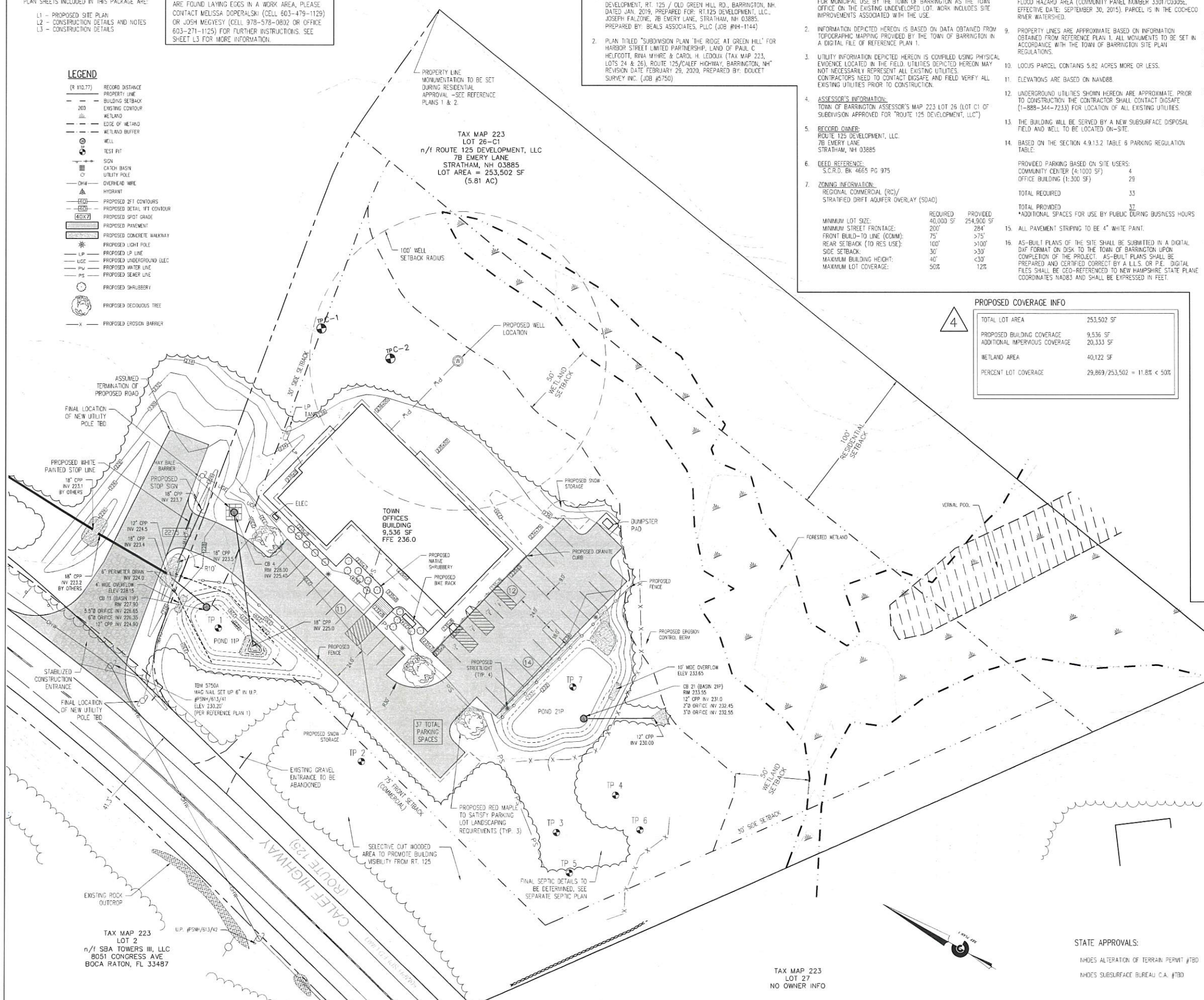
- THE INTENT OF THIS PLAN IS TO CONSTRUCT AN 9,536 SF BUILDING FOR MUNICIPAL USE BY THE TOWN OF BARRINGTON AS THE TOWN OFFICE ON THE EXISTING UNDEVELOPED LOT. WORK INCLUDES SITE IMPROVEMENTS ASSOCIATED WITH THE USE.
 - INFORMATION DEPICTED HEREON IS BASED ON DATA OBTAINED FROM TOPOGRAPHIC MAPPING PROVIDED BY THE TOWN OF BARRINGTON IN A DIGITAL FILE OF REFERENCE PLAN 1.
 - UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIGSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - ASSESSOR'S INFORMATION:**
TOWN OF BARRINGTON ASSESSOR'S MAP 223 LOT 26 (LOT C1 OF SUBDIVISION APPROVED FOR "ROUTE 125 DEVELOPMENT, LLC")
 - RECORD OWNER:**
ROUTE 125 DEVELOPMENT, LLC
76 EMERY LANE
STRATHAM, NH 03885
 - DEED REFERENCE:**
S.C.R.D. BK 4665 PG 975
 - ZONING INFORMATION:**
REGIONAL COMMERCIAL (RC)/
STRATIFIED DRIFT AQUIFER OVERLAY (SDAO)
- | | REQUIRED | PROVIDED |
|-----------------------------|-----------|------------|
| MINIMUM LOT SIZE: | 40,000 SF | 254,900 SF |
| MINIMUM STREET FRONTAGE: | 200' | 284' |
| FRONT BUILD-TO LINE (COMM): | 75' | >75' |
| REAR SETBACK (TO RES USE): | 100' | >100' |
| SIDE SETBACK: | 30' | >30' |
| MAXIMUM BUILDING HEIGHT: | 40' | <30' |
| MAXIMUM LOT COVERAGE: | 50% | 12% |
- SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA (COMMUNITY PANEL NUMBER 3301700305E, EFFECTIVE DATE: SEPTEMBER 30, 2015). PARCEL IS IN THE COCHECO RIVER WATERSHED.
 - PROPERTY LINES ARE APPROXIMATE BASED ON INFORMATION OBTAINED FROM REFERENCE PLAN 1. ALL MONUMENTS TO BE SET IN ACCORDANCE WITH THE TOWN OF BARRINGTON SITE PLAN REGULATIONS.
 - ELEVATIONS ARE BASED ON NAVD88.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT DIGSAFE (1-888-344-7233) FOR LOCATION OF ALL EXISTING UTILITIES.
 - THE BUILDING WILL BE SERVED BY A NEW SUBSURFACE DISPOSAL FIELD AND WELL TO BE LOCATED ON-SITE.
 - BASED ON THE SECTION 4.9.13.2 TABLE 6 PARKING REGULATION TABLE:

	TOTAL REQUIRED	TOTAL PROVIDED
COMMUNITY CENTER (4:1000 SF)	4	29
OFFICE BUILDING (11:300 SF)	29	
TOTAL REQUIRED	33	
TOTAL PROVIDED		32

 *ADDITIONAL SPACES FOR USE BY PUBLIC DURING BUSINESS HOURS
 ALL PAVEMENT STRIPING TO BE 4" WHITE PAINT.
 - AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED IN A DIGITAL DWF FORMAT ON DISK TO THE TOWN OF BARRINGTON UPON COMPLETION OF THE PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E. DIGITAL FILES SHALL BE GEO-REFERENCED TO NEW HAMPSHIRE STATE PLANE COORDINATES NAD83 AND SHALL BE EXPRESSED IN FEET.
 - EXTERIOR BUILDING LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 412 AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY. REFER TO APPROVED LIGHTING PLAN FOR LOCATION AND FIXTURE TYPE. LIGHTING PLAN TO CONFORM TO SITE PLAN REGULATIONS.
 - A MONITORED SECURITY SYSTEM SHALL BE INSTALLED.
 - ALL NEW ON-SITE UTILITIES TO BE INSTALLED UNDERGROUND.
 - FINAL CONNECTION AND SERVICE DETAILS TO BE PROVIDED BY CONTRACTOR AND APPROVED BY CODE ENFORCEMENT PRIOR TO INSTALLATION.
 - WETLANDS AND SOILS WITHIN THE PROJECT AREA HAVE BEEN DELINEATED BY GUYE ENVIRONMENTAL SERVICES, NEW HAMPSHIRE CERTIFIED SOIL SCIENTIST (#095). SEE REFERENCE PLAN 1.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF BARRINGTON SITE REVIEW REGULATIONS AND THE LATEST EDITION OF THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S (NDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" THE MORE STRINGENT SPECIFICATION SHALL APPLY.
 - 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.
 - A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE TOWN ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
 - SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM - 6PM. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE TOWN.
 - BUILDING ADDRESS SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
 - ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
 - ANY FENCE TALLER THAN SIX FEET (6') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
 - THE SITE LAYOUT HAS BEEN DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL BE ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. (I.E. IBC, ANS1-117.1) AND NH RSA 155-A:5.
 - NO FEDERAL PERMITS ARE REQUIRED FOR THIS PROJECT.
 - PER SECTION 4.9.7(4) OF THE TOWN OF BARRINGTON SITE PLAN REGULATIONS, ONE DECIDUOUS SHADE TREE IS BEING PROVIDED FOR EVERY 15 PARKING SPACES, ONE (1) RED MAPLES IS PROPOSED AT THE END OF EACH PARKING ROW, FOR A TOTAL OF THREE (3).
 - HAZARDS WERE GRANTED AT THE APRIL 21, 2020 PLANNING BOARD MEETING FOR SECTION 4.7.7(3) MIN DEPTH OF COVER FOR STORM DRAINS AND 4.7.7(1) SITE PLAN REGULATIONS FOR MIN PIPE SIZE TO ALLOW 12 INCH DIAMETER PIPING.

PROPOSED COVERAGE INFO

TOTAL LOT AREA	253,502 SF
PROPOSED BUILDING COVERAGE	9,536 SF
ADDITIONAL IMPERVIOUS COVERAGE	20,333 SF
WETLAND AREA	40,122 SF
PERCENT LOT COVERAGE	29,869/253,502 = 11.8% < 50%



TOWN OF BARRINGTON, NH

DESIGN BUILDER:
 Careno Construction Company, LLC
 Design Build / Construction Manager / General Contractors
 270 West Road - Suite 4A
 Portsmouth, NH 03801
 P: 603.436.1006 F: 603.436.0820
 c.hubb@carenoconstruction.com

ARCHITECT:
 PORTONE ARCHITECTS
 959 Islington Street
 Portsmouth, NH 03801
 603.436.8881
 info@portonearchitects.com

CIVIL CONSULTANTS:
 Engineers
 Planners
 Surveyors
 P.O. Box 100
 South Berwick
 Maine
 03908
 207-364-2550
 www.civcon.com

REVISION HISTORY:

#	DATE	ISSUANCE
1	3-23-2020	REVISED FOR NH DES SUBMITTAL
2	6-17-2020	REVISED BUILDING FOOTPRINT
3	7-14-2020	REVISED PER DES REVIEW COMMENTS AND MODIFIED BUILDING FOOTPRINT
4	7-31-2020	REVISED PLAN NOTES - SHEET L-1

SEAL:

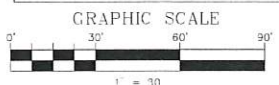
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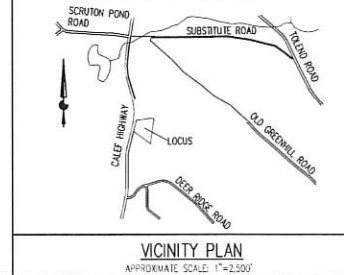
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AUG 13 2020

LAND USE OFFICE



MAP 223 LOT 26 (C1)



PROJECT NAME:
 Barrington Town Hall

DRAWING TITLE:
 SITE PLAN

PROJECT No: CC1933600 **PORT19-062**
DATE: 03/17/2020
DRAWING SCALE: 1" = 30 FT
SHEET NUMBER:

L-1

STATE APPROVALS:
 NHDES ALTERATION OF TERRAIN PERMIT #780
 NHDES SUBSURFACE BUREAU C.A. #780

TAX MAP 223
 LOT 27
 NO OWNER INFO

TAX MAP 223
 LOT 2
 n/f SBA TOWERS III, LLC
 8051 CONGRESS AVE
 BOCA RATON, FL 33487