

Project Application

Land Use Department

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

223-26(C1) - RC/SDAO - 20 - SR
Case Number: _____ Project Name: Barrington Town Hall Date 3/17/2020

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: BARRINGTON TOWN HALL Area (Acres or S.F) 5.82 AC

Project Address: CALEF HIGHWAY (ROUTE 125)

Current Zoning District(s): RC, SDAO Map(s) 223 Lot(s) 26 (LOT C1)

Request: THE INTENT OF THE PROJECT IS TO BUILD AN 8,880 SF MUNICIPAL BUILDING TO BE USED FOR THE BARRINGTON TOWN HALL. THE LOT IS CURRENTLY UNDEVELOPED WOODLANDS.

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: ROUTE 125 DEVELOPMENT, LLC
Company SAME AS OWNER
Phone: SEE APPLICANT Fax: _____ E-mail: _____
Address: 7B EMERY LANE, STRATHAM, NH 03885

Applicant (Contact): CONNOR MACIVER - TOWN ADMINISTRATOR
Company TOWN OF BARRINGTON, NEW HAMPSHIRE
Phone: 603-664-9007 Fax: _____ E-mail: CMACIVER@BARRINGTON.NH.GOV
Address: P.O. BOX 660, BARRINGTON, NH 03825

Developer:
Company CARENO CONSTRUCTION COMPANY, LLC
Phone: 603-436-1006 Fax: 603-436-6020 E-mail: BUILD@CARENOCONSTRUCTION.COM
Address: 270 WEST ROAD #4, PORTSMOUTH, NH 03801

Architect:
Company PORT ONE ARCHITECTS, INC.
Phone: 603-436-8891 Fax: _____ E-mail: INFO@PORTONEARCHITECTS.COM
Address: 959 ISLINGTON STREET, PORTSMOUTH, NH 03801

Engineer: GEOFFREY R. ALEVA, P.E.
Company CIVIL CONSULTANTS
Phone: 207-384-2550 Fax: 207-384-2112 E-mail: GEOFF@CIVCON.COM
Address: 293 MAIN STREET, SOUTH BERWICK, ME 03908

Joseph Feby 3/16/20
Owner Signature
Barbara Brown
Staff Signature

Conn Maciver 3/16/2020
Applicant Signature
3/17/2020
Date

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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 _____ of _____ The owners, by the communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: Joseph F. Zouey 3/16/2020

Signature of Developer: _____

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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MAP 223,
 Applicant TOWN OF BARRINGTON Map/Lot# LOT 26-C1 Case# 223-26(EI)-RC/SDAO-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 Check the Appropriate Boxes below:	Site Review		Waiver(s)
	Provided	NA	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Any waiver request(s) submitted with justification in writing (3.9.8)	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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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SITE REVIEW APPLICATION CHECKLIST	Site Review		Waiver(s)
	Provided	NA	
Check the Appropriate Boxes below:			
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Septic systems (3.3 (16))	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	
f. Gravel drives (3.3 (16))	<input checked="" type="checkbox"/>	<input 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"/>	

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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 _____ of _____ The owners, by the communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: _____

Signature of Developer: _____

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.

REFER TO PREVIOUS PAGE FOR SIGNATURES

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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: _____

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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TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME TOWN HALL PROJECT

CASE FILE NUMBER 223-26(C-1)-RC/SDAO-20-SR

PROJECT LOCATION ROUTE 125

DATE OF APPLICATION 3/17/2020

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: RC/SDAO Lot Area Size 5.82 ACRES

Setbacks: Front 75 FT Side 30 FT Rear 100 FT

Parking Spaces Required: 30 Parking Spaces Provided: 37

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

SEE ATTACHED PROJECT NARRATIVE.

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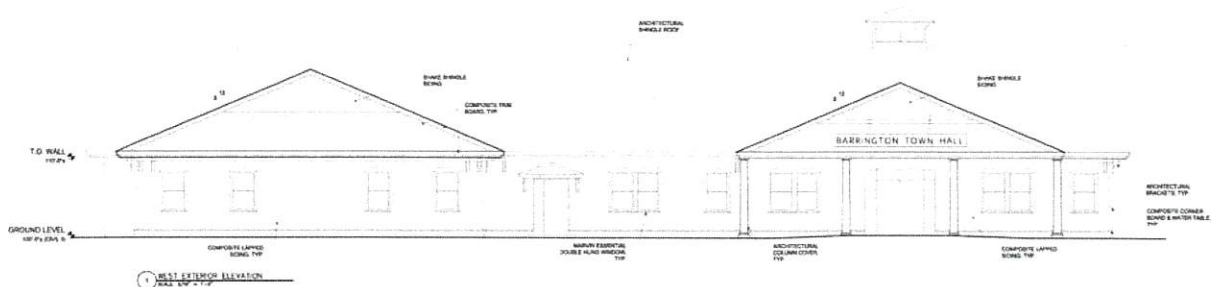
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Route 125 – Barrington Town Hall SITE PLAN REVIEW APPLICATION

PROJECT NARRATIVE

The intent of this project is to construct a new 8,880 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 29,213 SF of new impervious area and approximately 61,500 SF of disturbance. This includes the 8,880 SF proposed building, 3,862 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.



Front Elevation View

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. This includes Monday, Tuesday, and Thursday from 8-5, Wednesday from 1-6, and closed Friday through Sunday. There will be approximately 25 employees. Refuse and garbage will be collected and disposed of in the proposed outside dumpster. The only noise that will be generated from the proposed use is from cars. The building will not be sprinklered.



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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 7,800 SF of building area will be treated as office space. This means 4 parking spaces are required for the meeting room and 26 additional parking spaces are required for the offices. A total of 30 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



Existing Aerial Image of Site 2018

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CIVIL CONSULTANTS MEMORANDUM

TO: Town of Barrington **FROM:** Geoffrey Aleva, PE **DATE:** 03/13/2020

SUBJECT: Barrington Site Plan Review Checklist

PROJECT: 19-336.00 – Barrington Town Hall

Below, please find CIVIL CONSULTANTS's rationale for compliance with the checklist required as part of the site plan review application for the Town of Barrington Town Hall.

COMMENT	RESPONSE
Section I – General Requirements	
1. Completed Application Form (2.5.1)	<i>The completed application for is included in this submission.</i>
2. Complete abutters list (2.6.3(5) or 2.5.1(6))	<i>Names and addresses of all abutters provided in accordance with RSA 676:41(b)</i>
3. Payment of all required fees (2.6.3(4) or 2.5.1(5))	<i>Per Barrington Fee Schedule for Site Plan Review: \$150.00 Fee, \$75.00 Posting, \$7.00 Per Abutter, and \$50.00 Recording First Sheet (additional sheets are extra) For 8 abutters and 2 plan sheets, the total comes to \$381.00</i>
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))	<i>Section 2.5.1(7) stipulates "Include six (6) sets of plans (three full sets and three sets of only the sheets the Planning Board would sign) as required by Article 3 and in accordance with the requirements for design standards and improvements as outlined in Article 4." Three (3) full size sets and twelve (12) 11"x17" sets will be included as required by this checklist.</i>
5. Copies of any proposed easement deeds, protective covenants or other legal documents (3.9.1)	<i>The deed of ownership for Route 125 Development, LLC has been included in this submission. The Town should have on file the Purchase and Sale Agreement to take over ownership of the property</i>
6. Any waiver request(s) submitted with justification in writing (3.9.8)	<i>No waivers are proposed as part of this application.</i>
7. Completed Application Checklist (2.5.1(3))	<i>The application checklist provided by the Town has been completed and included in this submission. This supplemental checklist memo has been included to address each item.</i>
Section II – General Plan Information	
1. Size and presentation of sheet(s) per registry requirements and the site review regulations (3.1.2)	<i>Plans have been prepared on 24"x36" plan sheets, exceeding the minimum requirement.</i>
2. Title Block Information: (3.2.1)	<i>All Title Block information has been included.</i>
a. Drawing title (3.2.1 (1))	<i>Included on all plan sheets.</i>
b. Name of site plan (3.2.1 (2))	<i>Included on all plan sheets.</i>
c. Location of Site Plan (3.2.1 (3))	<i>Included on all plan sheets.</i>



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d. Tax map & lot numbers of subject parcel(s) (3.2.1 (4))	<i>Included on plan sheet L1.</i>
e. Name & address of owner(s) (3.2.1 (5))	<i>Included on plan sheet L1.</i>
f. Date of plan (3.2.1 (6))	<i>Included on all plan sheets.</i>
g. Scale of plan (3.2.1 (7))	<i>Included on all plan sheets.</i>
h. Sheet number (3.2.1 (8))	<i>Included on all plan sheets.</i>
i. Name, address & telephone of design firm (3.2.1 (9))	<i>Included on all plan sheets.</i>
j. Name and address of Applicant (3.2.1 (10))	<i>Included on all plan sheets.</i>
3. Revision block with provision for amendment dates (3.2.3)	<i>Included on all plan sheets.</i>
4. Planning Board approval block provided on each sheet to be recorded (3.2.2)	<i>Included on all plan sheets to be recorded.</i>
5. Certification block (for engineer or surveyor) (3.1.1)	<i>Included on all plan sheets.</i>
6. Match lines (if any)	<i>Match lines included on existing condition plans</i>
7. Zoning designation of subject parcel(s) including overlay districts (3.2.10 (4))	<i>Included on sheet L1.</i>
8. Minimum lot area, frontage & setbacks dimensions required for district(s) (3.2.10 (5))	<i>Included on sheet L1.</i>
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation (3.2.10 (12))	<i>Called out on sheet L1 and included the FEMA map in the submission.</i>
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))	<i>Included on sheet L1.</i>
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))	<i>Included on sheet L1.</i>
12. Note identifying which plans are to be recorded and which are on file at the town.	<i>Included on sheet L1.</i>
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))	<i>Included on sheet L1.</i>

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14. North arrow (3.2.5)	<i>Included on sheet L1.</i>
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))	<i>Called out on sheet L1 and included the FEMA map in the submission.</i>
16. Plan and deed references (3.2.6)	<i>The deed of ownership for Route 125 Development, LLC has been included in this submission. The Town should have on file the Purchase and Sale Agreement to take over ownership of the property</i>
17. The following notes shall be provided:	<i>All notes are provided.</i>
a. Purpose of plan (3.2.10 (1))	<i>Included on sheet L1.</i>
b. Existing and proposed use (3.2.10 (6))	<i>Included on sheet L1.</i>
c. Water Supply source (name of provider (company) if offsite) (3.2.10 (10))	<i>Private well to be utilized.</i>
d. Zoning variances/special exceptions with conditions (3.2.10 (11))	<i>N/A – No zoning variances proposed.</i>
e. List of required permits and permit approval numbers (3.2.10 (13))	<i>The project will require an NHDES Alteration of Terrain permit and an NHDES Subsurface Septic Approval.</i>
f. Vicinity sketch showing 1,000 feet surrounding the site (3.2.8)	<i>Included on sheet L1.</i>
g. Plan index indicating all sheets (3.2.9)	<i>Included in this submission.</i>
18. Boundaries-existing lot boundary defined by metes and bounds (3.3 (1))	<i>Included in boundary plans provided.</i>
19. Boundary monuments (3.3 (4))	
a. Monuments found (4.2)	<i>Included in boundary plans provided.</i>
b. Map number and lot number, name addresses, and zoning of all abutting land owners (3.3 (5))	<i>Included on sheet L1.</i>
c. Monuments to be set (3.3 (4) & 4.2)	<i>Note 9 on sheet L1 call for monuments to be set in accordance with the Town of Barrington Site Plan Regulations.</i>
20. Existing streets: (3.3(6))	<i>Included in boundary plans and sheet L1.</i>
a. Name labeled	<i>Included in boundary plans and sheet L1.</i>
b. Status noted or labeled	<i>Included in boundary plans and sheet L1.</i>
c. Right-of-way dimensioned	<i>Included on plan sheet L1.</i>
d. Pavement width dimensioned	<i>Included on plan sheet L1.</i>
21. Municipal boundaries (If any) (3.3 (7))	<i>N/A – No municipal boundaries.</i>
22. Existing easements (identified by type) (3.3 (8))	<i>N/A – No existing easements.</i>
a. Drainage easement(s)	<i>N/A – No existing easements.</i>
b. Slope easement(s)	<i>N/A – No existing easements.</i>
c. Utility easement(s)	<i>N/A – No existing easements.</i>
d. Temporary easement(s) (Such as temporary turnaround)	<i>N/A – No existing easements.</i>
e. No-cut zone(s) along streams & wetlands (as may be	<i>N/A – No existing easements.</i>



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requested by the Conservation Commission)	
f. Vehicular & pedestrian access easements(s)	<i>N/A – No existing easements.</i>
g. Visibility easement(s)	<i>N/A – No existing easements.</i>
h. Fire pond/cistern(s)	<i>N/A – No existing easements.</i>
i. Roadway widening easement(s)	<i>N/A – No existing easements.</i>
j. Walking trail easement(s)	<i>N/A – No existing easements.</i>
a) Other easement(s) Note type(s)	<i>N/A – No existing easements.</i>
23. Designation of each proposed lot (by Map & Lot numbers as provided by the assessor)	<i>Included on sheet L1.</i>
24. Area of each lot being developed (in acres & square feet): (3.3 (9))	<i>Included on sheet L1.</i>
a. Existing lot(s) (3.3 (9))	<i>Included in boundary plans provided.</i>
b. Contiguous upland(s)	<i>Included in boundary plans provided.</i>
25. Wetland delineation (including Prime Wetlands): (3.3 (13))	<i>Included in boundary plans provided.</i>
a. Limits of wetlands (3.3 (13))	<i>Included in boundary plans provided.</i>
b. Wetland delineation criteria (3.3 (13))	<i>Included in boundary plans provided.</i>
c. Wetland Scientist certification (3.3 (13))	<i>Included in boundary plans provided.</i>
26. Owner's signature(s) (3.3 (14))	<i>The appropriate owner's signatures is included in the submission.</i>
27. All required setbacks (3.3 (15))	<i>Provided on sheet L1.</i>
28. Physical features	<i>Provided on sheet L1.</i>
a. Buildings (3.3 (21))	<i>Provided on sheet L1.</i>
b. Wells (3.3 (16))	<i>Provided on sheet L1.</i>
c. Septic systems (3.3 (16))	<i>Provided on sheet L1.</i>
d. Stone walls (3.3 (16))	<i>Provided on sheet L1.</i>
e. Paved drives (3.3 (16))	<i>Provided on sheet L1.</i>
f. Gravel drives (3.3 (16))	<i>Provided on sheet L1.</i>
29. Location & name (if any) of any streams or water bodies (3.3 (17))	<i>N/A – No streams or water bodies on this parcel.</i>
30. Location of existing overhead utility lines, poles, towers, etc. (3.3 (19))	<i>Provided on sheet L1.</i>
31. Two-foot contour interval topography shown over all subject parcel (3.3 (3))	<i>Provided on sheet L1.</i>
32. Map & Lot #s, name, addresses, & zoning of all abutting land owners (3.3 (5))	<i>Provided on sheet L1 and included in this submission as separate abutters list.</i>

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Checklist Memo Page 4 of 4

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LIST OF ABUTTERS

Calef Highway (Route 125)

Barrington, NH

Tax Map 223, Lot 26-C1

(Lot C1 of Subdivision Approved for "Route 125 Development, LLC")

<i>MAP</i>	<i>LOT</i>	<i>NAME & MAILING ADDRESS</i>
223	0026-C1 Locus	Route 125 Development, LLC 7B Emery Lane Stratham, NH 03885
223	0027	NO DATA AVAILABLE
223	0028	Boston & Maine RR c/o Guilford Transport Ind. High St. Iron Horse Park North Billerica, MA 01862
223	0001	Barton, Darryl, & Loren Wright 38 California Street #3 Watertown, MA 02472
223	0002	SBA Towers III, LLC 8051 Congress Ave. Boca Raton, FL 33487
223	0003	Anthony Smith 262 Calef Highway Barrington, NH 03825
223	0004	Dev Davlynn 25 Maplevale Road East Kingston, NH 03827
223	0006	248 Calef Highway LLC 679 First NH TPK Northwood, NH 03261

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CIVIL CONSULTANTS MEMORANDUM

TO: Town of Barrington, NH

FROM: Geoffrey R. Aleva, PE – Structural Engineer

SUBJECT: Assessment of Traffic Generation

DATE: 03/12/2020

PROJECT: 19-336.00 – Barrington Town Hall

The Town of Barrington, NH is proposing an 8,880 SF Town Hall on the east side of Calef Highway (also known as Route 125). A new subdivision is being developed outside the scope of this project that requires a new street off of Route 125 known as Signature Drive. The proposed Town Hall will access Route 125 by utilizing this new road, eliminating traffic from directly entering or leaving Route 125.

Part of the Town review process requires an estimate of the average daily traffic projected to be generated by the facility. The following information is provided as that estimate (based in the Institute of Traffic Engineer – ITE Trip Generation Manual, 9th Edition):

Proposed Development:

As stated above, the purpose of the project is to create an 8,880 SF Town Hall with 25 employees. A minimum of 880 SF is considered unoccupied within the structure, so 8,000 SF of space will be taken into account for the purpose of this traffic assessment.

There is no specific ITE Land Use Code for a Town Hall. The closest related land use category Government Office Building (730) only has data from one observation, and so users have been cautioned to use data with care because of the small sample size. For this reason, the next closest land use category General Office Building (710) will be utilized for the this traffic assessment. The expected traffic generation will be taken as the maximum trips from either the proposed square footage or the proposed employees.

Following this above scenario would result in the following:

ITE Land Use Code 710 – General Office Building (8,000 SF)

			<u>Total</u>
Daily Trip Ends Weekday/1,000 SF	11.03 ave	(range 3.58-28.80)	89
Peak Hour AM Trip Ends Weekday/1,000 SF	1.56 ave	(range 0.60-5.98)	13
Peak Hour PM Trip Ends Weekday/1,000 SF	1.49 ave	(range 0.49-6.39)	12
Daily Trip Ends Saturday/1,000 SF	2.46 ave	(range 0.59-14.67)	20
Peak Hour Generator Trip Ends Saturday/1,000 SF	0.43 ave	(range 0.16-1.77)	4
Daily Trip Ends Sunday/1,000 SF	1.05 ave	(range 0.19-7.33)	9
Peak Hour Generator Trip Ends Sunday/1,000 SF	0.16 ave	(range 0.06-1.37)	2

Based upon the above, the highest average day figure would be the Daily Trip Ends Weekday rate of 11.03 trip ends – or – $8 \times 11.03 = 88.24$ say *89 trip ends for the day*.



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Based upon the above, the highest peak hour figure would be the Peak Hour PM Trip Ends rate of 1.56 trip ends in the peak hour – or – $8 \times 1.56 = 12.48$ say 13 trip ends in the peak hour.

ITE Land Use Code 710 – General Office Building (25 Employees)

			<u>Total</u>
Daily Trip Ends Weekday/employee	3.32 ave	(range 1.59-7.28)	83
Peak Hour AM Trip Ends Weekday/employee	0.48 ave	(range 0.20-1.62)	12
Peak Hour PM Trip Ends Weekday/employee	0.46 ave	(range 0.16-3.12)	12
Daily Trip Ends Saturday/employee	0.54 ave	(range 0.12-3.83)	14
Peak Hour Generator Trip Ends Saturday/employee	0.09 ave	(range 0.04-0.22)	3
Daily Trip Ends Sunday/employee	0.22 ave	(range 0.04-1.91)	6
Peak Hour Generator Trip Ends Sunday/employee	0.03 ave	(range 0.02-0.08)	1

Based upon the above, the highest average day figure would be the Daily Trip Ends Weekday rate of 3.32 trip ends – or – $25 \times 3.32 = 83.0$ say 83 trip ends for the day.

Based upon the above, the highest peak hour figure would be the Peak Hour PM Trip Ends rate of 0.54 trip ends in the peak hour – or – $25 \times 1.56 = 13.5$ say 14 trip ends in the peak hour.

None of the figures computed above “trigger” or suggest the need for a Full Traffic Impact Analysis (highest value of 89 Total trips for the day is < 1,000 and highest peak hour trips of 14 Total is < 100).

Conclusion

The worst case traffic generation for this project as described above is below both the total vehicle trips ends/day and the peak hour trip generation rate thresholds for needing a full traffic study per the Town of Barrington Site Plan Review Regulations for Non Residential Uses, section 4.14.1(2). This requires the total daily trips to exceed 1000 and the peak hour trips to exceed 100. The expected total daily trips are 89 and the expected peak trips are 14.

Additionally, the proposed development does not create 10,000 square feet or more of non-residential floor space or 20 or more multi-family dwellings per section 4.14.1(1). Combined with the fact that there will be no traffic directly entering or leaving Route 125, we believe this development does not meet the requirements for Full Traffic Impact Analysis.

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Test Pit Descriptions

Barrington NH
Town Hall Site
Route 125, Barrington NH
Map 223 Lot 23
March 14, 2020
Test pits described on 03-12-20

Test Pit 1

- 00 – 07” Dark brown (10YR4/3) sandy loam; weak fine granular structure; moist, friable.
- 07 – 14” Strong brown (7.5YR5/8) loamy sand; weak fine granular structure; moist, friable
- 14 – 32” Yellowish brown (10YR5/6) stony sand; single grain; moist, loose
- 32 – 63” Light olive brown (2.5Y5/4) gravelly sand; 5% stones >6”; few redox features in 10YR6/1 and 7.5YR5/8; single grain; moist, loose.
- 63 – 84” Gray (10YR6/1) extremely gravelly sand (sand and pea-size weathered granite); common redox features in 7.5YR5/8; single grain; wet, non-sticky, non-plastic.

Series: Deerfield
Estimated seasonal high water table: 32”
Observed water: 80”
Restrictive layer: none
Bedrock at 84”
Soil Hydrologic Group: B

Test Pit 2

- 00 – 09” Dark brown (10YR4/3) fine sandy loam; weak fine granular structure; moist, friable.
- 09 – 24” Strong brown (7.5YR5/8) sandy loam; weak fine granular structure; moist, friable
- 24 – 42” Yellowish brown (10YR5/6) sandy loam; moderate medium granular structure; moist, friable.
- 42 – 66” Light olive brown (2.5Y5/4) extremely gravelly loamy sand (pea-size weathered granite); common redox features in 7.5YR5/8; single grain; wet, non-sticky, non-plastic.

Series: Charlton
Estimated seasonal high water table: 42”
Observed water: none
Restrictive layer: none
Bedrock: none to 70”
Soil Hydrologic Group: B

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Test Pit Descriptions

Barrington NH
Town Hall Site
Route 125, Barrington NH
Map 223 Lot 23
March 14, 2020
Test pits described on 03-12-20

Test Pit 3

- 00 – 04” Dark brown (10YR3/4) fine sandy loam; weak fine granular structure; moist, friable.
- 04 – 15” Strong brown (7.5YR5/8) sandy loam; weak fine granular structure; moist, friable.
- 15 – 24” Yellowish brown (10YR5/6) sandy loam; moderate medium granular structure; moist, friable.
- 24 – 28” Light olive brown (2.5Y5/4.) loamy sand; moderate medium granular structure; moist, friable.
- 28 - 43” Light olive brown (2.5Y5/4) loamy sand; gray (10YR6/1) coatings on ped faces; few fine redox concentrations in 7.5YR5/8; common redox concentrations in 10YR5/6; moderate medium granular structure; moist, friable.
- 43 – 60” Light olive brown (2.5Y5/4) loamy sand; gray (10YR6/1) coatings on ped faces; few medium manganese concretions in 2.5YR4/6; few fine redox concentrations in 7.5YR5/8; common redox concentrations in 10YR5/6; moderate medium granular structure; moist, friable.

Series: Sutton
Estimated seasonal high water table: 28”
Observed water: none
Restrictive layer: none
Soil Hydrologic Group: B/C

Test Pit 4

- 00 – 07” Dark brown (10YR3/4) fine sandy loam; weak fine granular structure; moist, friable.
- 07 – 17” Yellowish brown (10YR5/6) loamy sand; weak fine granular structure; moist, friable.
- 17 – 28” Yellowish brown (10YR5/6) sand; single grain; moist, loose.
- 28 – 38” Yellowish brown (2.5Y5/4.) loamy sand; common redox features in 10YR6/1 and 7.5YR5/8; moderate medium granular structure; moist, friable.
- 38 - 60” Gray (10YR6/1) loamy sand and soft, extremely weathered granite; many redox concentrations in 10YR5/6 and 7.5YR5/8; moderate medium granular structure; moist, friable.

Series: Sutton
Estimated seasonal high water table: 28”
Observed water: 38”
Restrictive layer: none
Soil Hydrologic Group: B/C

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Test Pit Descriptions

Barrington NH
Town Hall Site
Route 125, Barrington NH
Map 223 Lot 23
March 14, 2020
Test pits described on 03-12-20

Test Pit 5

- 00 – 04” Dark brown (10YR3/4) fine sandy loam; weak fine granular structure; moist, friable.
- 04 – 20” Strong brown (7.5YR5/8) fine sandy loam; weak fine granular structure; moist, friable.
- 20 – 25” Yellowish brown (10YR5/6) fine sandy loam; weak medium granular structure; moist, friable
- 25 – 38” Light yellowish brown (10YR6/4) loamy sand; common redox features in 7.5YR5/8; moderate medium granular structure; moist, friable.
- 38 - 48” Light olive brown (2.5Y5/4) loamy sand; common redox features in 7.5YR5/8; moderate medium granular structure; moist, friable.
- 48 – 60” Light brownish gray (10YR6/2) loamy sand; common redox features in 7.5YR5/8 and 10YR5/6; moderate medium granular structure; moist, friable.

Series: Sutton
Estimated seasonal high water table: 25”
Observed water: none
Restrictive layer: none
Soil Hydrologic Group: B/C

Test Pit 6

- 00 – 03” Dark brown (10YR3/4) fine sandy loam; weak fine granular structure; moist, friable.
- 03 – 07” Strong brown (7.5YR5/8) fine sandy loam; weak fine granular structure; moist, friable.
- 07 – 15” Yellowish brown (10YR5/6) loamy sand; weak medium granular structure; moist, friable
- 15 – 22” Light olive brown (2.5Y5/4) loamy sand; moderate medium granular structure; moist, friable.
- 22 - 60” Light olive brown (2.5Y5/4) loamy sand; few redox features in 7.5YR5/8; brownish red (5YR4/6) coatings in root channels; moderate medium granular structure; moist, friable.

Series: Sutton
Estimated seasonal high water table: 22”
Observed water: 32”
Restrictive layer: none
Soil Hydrologic Group: B/C

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Test Pit Descriptions

Barrington NH
Town Hall Site
Route 125, Barrington NH
Map 223 Lot 23
March 14, 2020
Test pits described on 03-12-20

Test Pit 7

- 00 – 04” Dark brown (10YR3/4) fine sandy loam; weak fine granular structure; moist, friable.
- 04 – 07” Light gray (10YR7/1) sandy loam; weak fine granular structure; moist, friable.
- 07 – 11” Strong brown (7.5YR5/8) sandy loam; weak medium granular structure; moist, friable
- 11 – 30” Strong brown (7.5YR5/8) sandy loam; common brownish red (2.5YR4/6) concretions; moderate medium granular structure; wet, non-sticky, non-plastic.
- 30 - 36” Light olive brown (2.5Y5/4) sandy loam; common redox features in 5YR4/6 and 10YR6/1; moderate medium granular structure; wet, non-sticky, non-plastic

Series: Sutton Variant
Estimated seasonal high water table: 11”
Observed water: 19”
Restrictive layer: none
Soil Hydrologic Group: D

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Book 4665 Page 975

06/28/2019 09:51:10 AM
Page 1 of 4

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA144188 25.00
TRANS TAX ST847980 12,000.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that We, RINA MYHRE, a widow, of 4216 Alta Vista Court, Oceanside, California 92057, CAROL H. LEDOUX, also known as CAROL HELFGOTT LEDOUX, an unmarried person, of 2008 Nelson Avenue, Unit A, Redondo Beach, California, 90278, and PAUL C. HELFGOTT, a married man, of 1140 Rodeo Road, Arcadia, California 91006, for consideration paid,

grant to ROUTE 125 DEVELOPMENT, LLC, a New Hampshire limited liability company with an address of 7B Emery Lane, Stratham, County of Rockingham, State of New Hampshire 03885

with QUITCLAIM COVENANTS, the following premises located on Calef Highway, Barrington, County of Strafford, State of New Hampshire, further described as follows:

Two certain tracts or parcels of land situate in Barrington, County of Strafford, and State of New Hampshire shown on a plan of land entitled "Boundary Plan of Land in Barrington, New Hampshire belonging to M.D. and G.D. Helfgott" dated September 14, 1971 and recorded in the Strafford County Registry of Deeds as Plan #33, 33A-D, Pocket #9, Folder 1.

Tracts 3 & 4 described in the deed of Olive Hall Roper dated December 10, 1974 and recorded at Book 957, Page 087 of the Strafford County Registry of Deeds, being a portion of the premises conveyed in said deed.

EXCEPTING from Tract 4, however, land conveyed to the State of New Hampshire, recorded at Book 990, Page 197 of said Registry.

To have and to hold the above described real property, together with all of the easements, right, privileges and appurtenances thereto belonging in fee simple, subject to all matters of record, if any.

Meaning and intending to describe and convey the same premises conveyed to Grantors herein by deed of Gertrude D. Helfgott dated December 17, 2012 and recorded in the Strafford County Registry of Deeds at Book 4082, Page 843.

This is not homestead property of any of the Grantors nor of their spouse(s).

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Witness our hands on the date noted below.

W. THOMPSON
Witness

Rina Myhre 06/25/19
Rina Myhre date

STATE OF California
COUNTY OF San Diego

Personally appeared before me this 25 day of June, 2019, the above named Rina Myhre, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she executed same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Krystal Cutler
NOTARY PUBLIC
Type Name: Krystal Cutler
My Commission expires: 05/18/2023



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Witness

Carol H. LeDoux 06/24/2019
Carol H. LeDoux a/k/a date
Carol Helfgott LeDoux

STATE OF CA
COUNTY OF Los Angeles

Personally appeared before me this 24th day of June, 2019, the above named Carol H. LeDoux a/k/a Carol Helfgott LeDoux known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she executed same for the purposes therein contained.

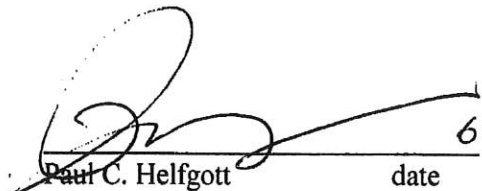
In witness whereof I hereunto set my hand and official seal.



[Signature]
NOTARY PUBLIC
Type Name:
My Commission expires:

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Witness


Paul C. Helfgott date 6-24-19

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

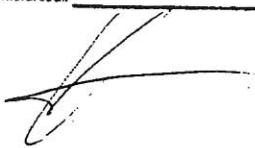
Personally appeared before me this 24 day of June, 2019, the above named Paul C. Helfgott, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

NOTARY PUBLIC
Type Name: BYRON WINGHONG CHAN, NOTARY PUBLIC
My Commission expires: MAY 24, 2023

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

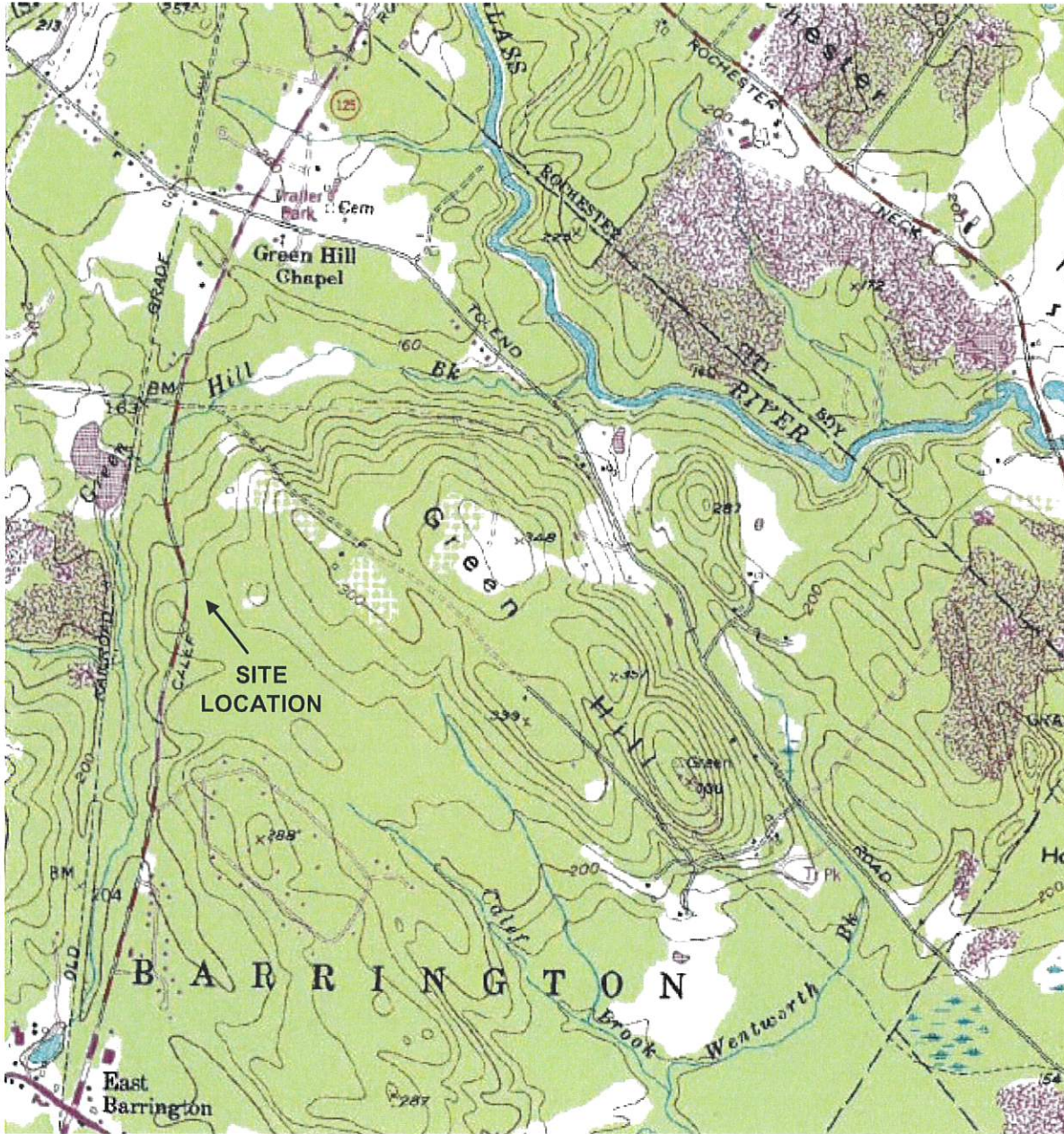
State of California, County of Los Angeles
On JUNE 24, 2019 before me, Byron Winghong Chan,
Notary Public, personally appeared PAUL C. HELFGOTT
who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s) or the entity
upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.





MAR 17 2020

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PORTION OF USGS MAP Dover (West), New Hampshire		PREPARED FOR: Route 125 Development, LLC 7B Emery Lane Stratham, NH 03885
JOB NO: 1933600	NTS	DATE: March 2020

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MAR 17 2020 USGS Map

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Google Earth Image Barrington, Maine		PREPARED FOR:	Route 125 Development, LLC 7B Emery Lane Stratham, NH 03885
JOB NO: 1933600	NTS	DATE: March 2020	

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Google Image

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Tax Map 223 Lot 26-C1

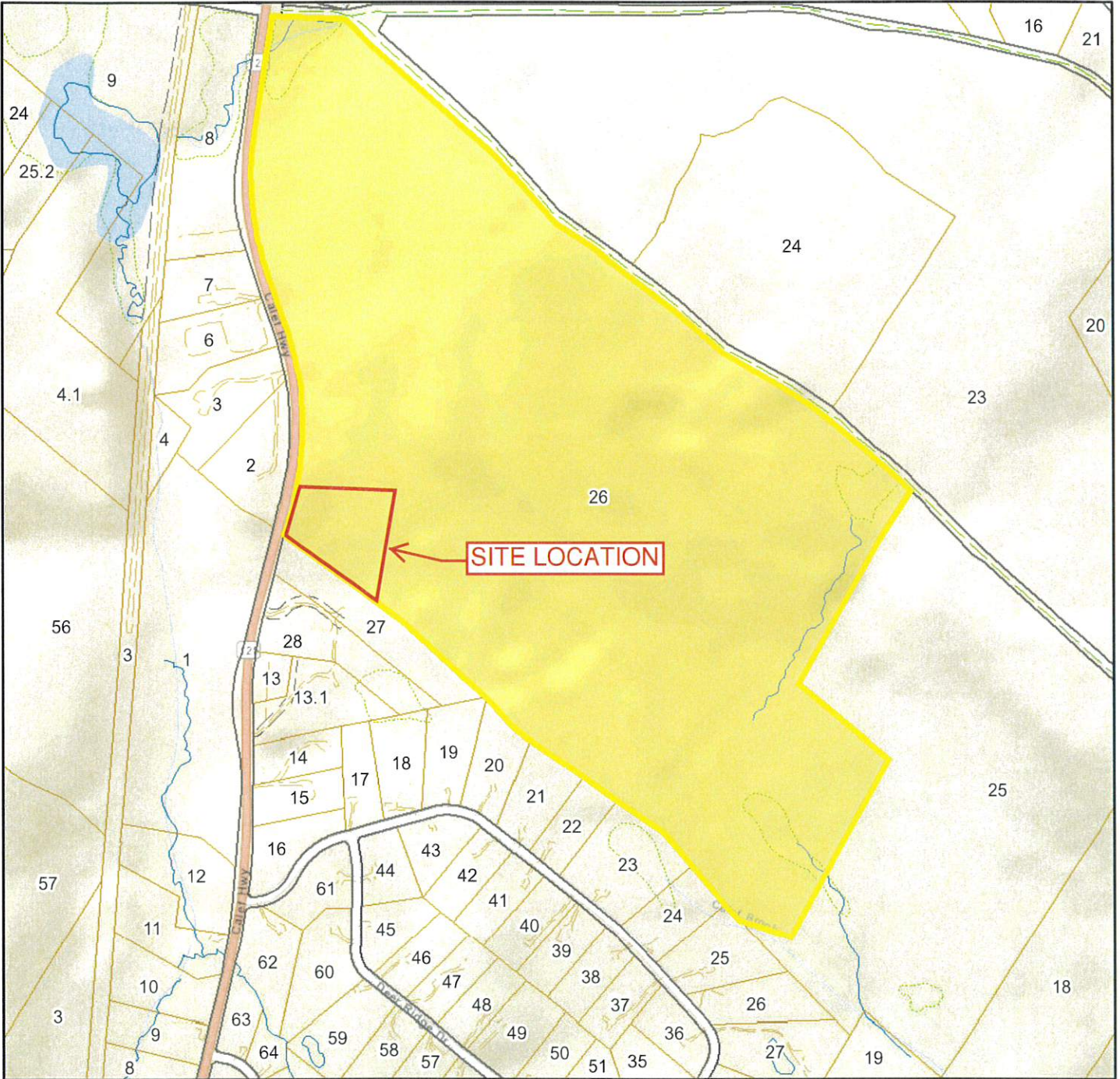
Barrington, NH



1 inch = 750 Feet



March 10, 2020



	PROPERTYLINE		DW		WATER
	PVTRD		ROADTIC		WETLAND
	PWATER		RW		
	ROAD		TRAIL		

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The property data available on this site is updated periodically. The Town of Barrington makes no warranties with regard to its accuracy or completeness and assumes no liability associated with the use of this data.

National Flood Hazard Layer FIRMette

43°13'54.99"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee

OTHER AREAS

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/13/2020 at 6:00:11 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



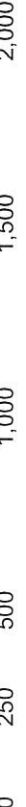
70°59'8.12"W

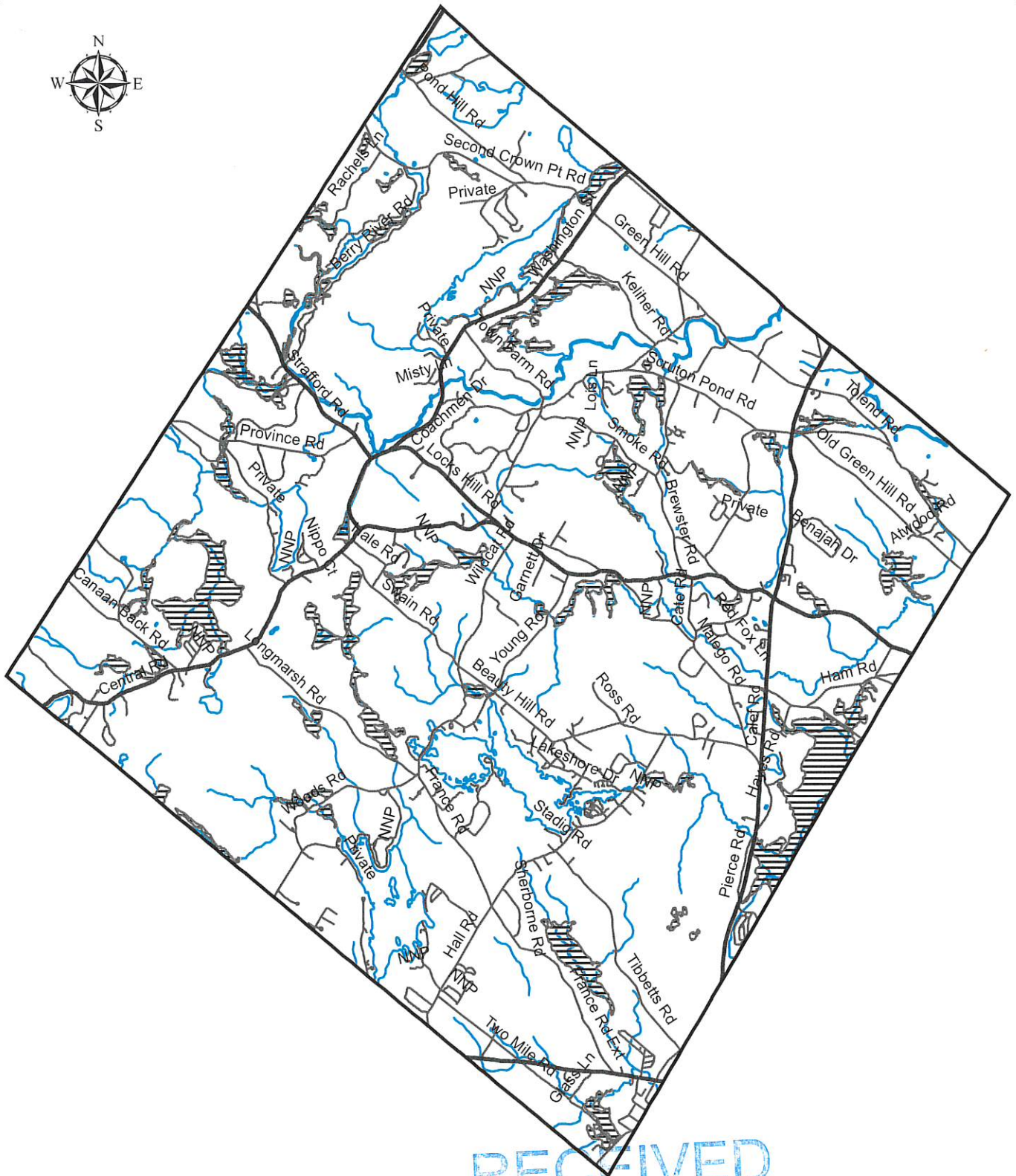
USGS The National Map: Orthoimagery, Data refreshed April, 2019.

43°13'28.78"N

1:6,000

Feet





RECEIVED

Prime Wetlands in Barrington, NH

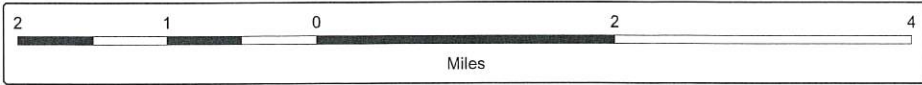
- Legend**
- Roads**
- Town
 - State
- Hydrography**
- Surface Water
- Prime Wetland
100 Foot Buffer**
- NO
 - YES
 - 100 Foot Buffer

New Hampshire State Plane Coordinate System
North American Datum 1983 (feet)

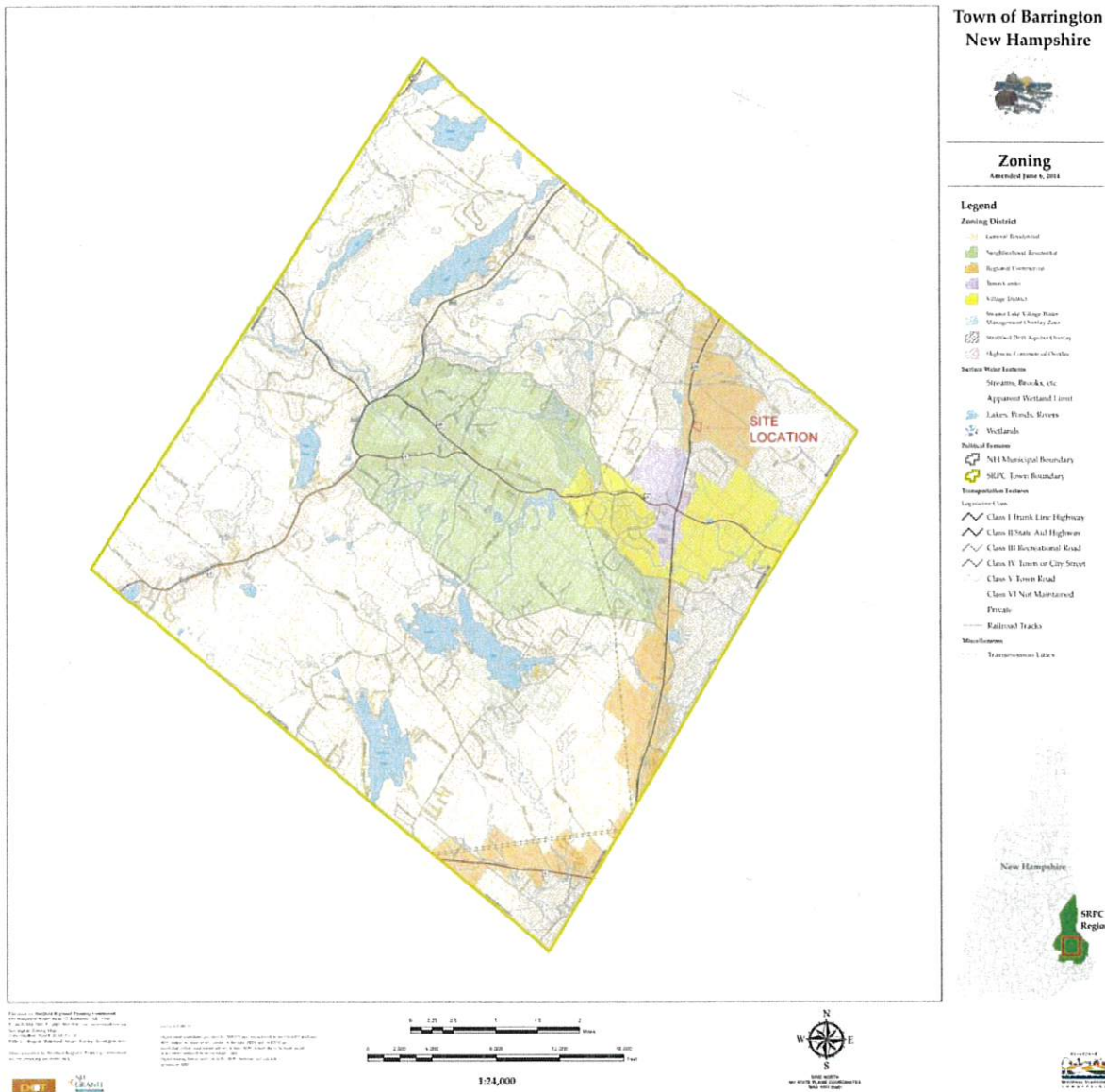
The coverages presented are under constant revision as new sites or facilities are added, and may not contain all potential or existing sites or facilities. These maps were prepared using data supplied by the municipality and the information was digitized to the best of our ability. For prime wetland and prime wetland buffer locations for a specific site, please contact the municipal office where the project is proposed. NHDES is not responsible for the use or interpretation of this information by third parties.

New Hampshire Department
of Environmental Services
Wetlands Bureau
29 Hazen Drive
P.O. Box 95
Concord, NH 03302-0095

DATE PRODUCED
October, 2012



Site Plan Review Application
Barrington Town Hall –Barrington, NH



BARRINGTON, NH ZONING MAP		PREPARED FOR: Route 125 Development, LLC 7B Emery Lane Stratham, NH 03885
JOB NO: 1933600	NTS	DATE: March 2020

J:\aaa\2019\1933600\Planning Board\SitePlanReview\Components\ZoningMap.doc

MAR 17 2020

Zoning Map

LAND USE OFFICE