



FEES:	
Application \$150.00	Public Notice: 75.00 per submission
Abutters @ _____ X \$7.00 each= _____	Other _____
Total Received: \$ _____ Cash _____ Check# _____	
Date Received _____	

**SECTION 9.6 APPLICATION FOR SPECIAL PERMIT FOR CONSTRUCTION
IN WETLAND BUFFER
TOWN OF BARRINGTON
PO Box 660; 333 Calef Highway
Barrington, New Hampshire 03825**

A SPECIAL USE PERMIT allows the Town of Barrington to consider special uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a wetlands buffer in the Wetlands Protection District Overlay, but rather only by a special use permit. A public hearing is required.

Is the proposed use permitted by right in the appropriate base zoning district? (See Table 1, Table of Uses, located in the town zoning ordinance)

- If yes, then proceed with the below criteria for a Special Use Permit pursuant to Section 9.6.
- If, on the other hand, the proposed use requires a conditional use permit, a special exception, or a variance, you must obtain that permit or approval before seeking a Special Use Permit pursuant to Section 9.6.

This application applies only to uses proposed in the Wetlands Protection District Overlay that violate the required wetland buffer. There is a separate application for a Conditional Use Permit pursuant to Section 3.4, which is also available in the town Land Use Office.

Is the proposed use related to a Site Plan or Subdivision Application? Yes No

Name of Project The Village At Barrington Square

Address of Property Community Way & NH Route 9

Tax Map 235 Lot 1-1 & 3 Zoning District(s) Town Center Overlay Total Area of Site 23.63

Name of Applicant/Agent Dove Development Group LLC

Mailing Address of Applicant/Agent 242 Central Ave. Dover NH 03820

Telephone: 603-742-2121 Email: robert@centralfallsrealty.com Fax: _____

Name of Property Owner _____

Mailing Address of Property Owner _____

Telephone: _____

Email: _____

Fax: _____

Letter of Authorization Provided _____

Signature of Owner Same

Deed Provided _____

Revised 5/22/13

RECEIVED

JUN 23 2013

LAND USE OFFICE

Describe in detail all existing uses and structures on the subject property (You may attach a separate typed sheet):

See attached

Size of Impact 12,621 SF

Describe in detail all proposed uses, structures, construction, or modifications requiring a Special Use Permit.

See attached

Describe in detail how the following standards of the Town of Barrington Zoning Ordinance under Section 9.6 "Special Permit for Construction in a Wetlands Buffer" have been satisfied by your proposal. (You may attach a separate sheet.)

1. The proposed use is in keeping with the intent and purposes set forth in the zoning ordinance as permitted in the base zoning district (See Table 1, Table of Uses, located in the zoning ordinance). If the base zoning district requires a conditional use permit or special exception for the proposed use, one must already have been obtained; or if the proposed use is not listed on the Table of Uses or is listed but not permitted, one must already have obtained a variance.

See attached

2. After a review of all reasonable alternatives, it is determined to be infeasible to place the proposed structure or use outside of the buffer zone.

See attached

3. The proposed structure or use must be set back as far as possible from the delineated edge of the wetland or surface water.

See attached

4. Appropriate erosion control measures must be in place prior to and during construction.

See attached

5. Any disturbance to the surrounding buffer zone must be repaired and restored upon completion of construction.

See attached

Revised 5/22/13

RECEIVED

JUN 28 2021

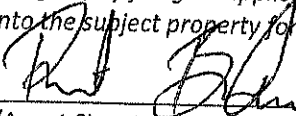
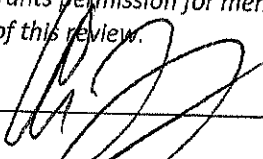
LAND USE OFFICE

6. All available mitigation measures to address changes in water quality and quantity be implemented, along with design and construction methods to minimize adverse impacts, if required by the Planning Board.

Statement of Assurance and Agreement:

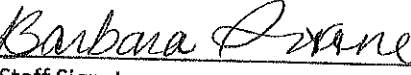
I hereby certify that to the best of my knowledge this submitted application information is true and correct. All proposed development will be in conformance with the information contained on the application and in the approved plan as well as the provisions of the Town of Barrington ordinances and regulations.

The Owner/Agent, by filing an application, hereby grants permission for members of the Board and staff to enter onto the subject property for the purposes of this review.

  6-14-21

Applicant/Agent Signature Date

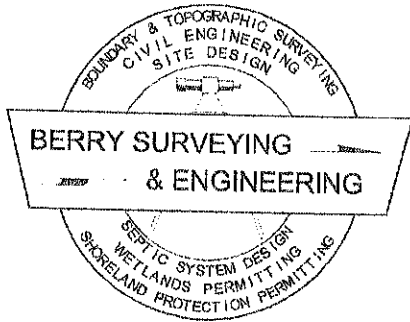
Owner Signature Date

Owner Signature Date
 6/28/2021
Staff Signature Date

RECEIVED

JUN 23 2021

LAND USE OFFICE



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

June 14, 2021

Barrington Planning Board
Attention: Marcia Gasses
PO Box 660
333 Calef Highway
Barrington, NH 03825

Re: Mixed Use Site Plan
Section 9.6 application
Dove Development Group LLC
Tax Map 235, Lots 1-1 & 3
Mixed Use Development

Ms. Gasses, Mr. Chairman, Members of the Barrington Planning Board,

On behalf of the Dove Development Group LLC, Berry Surveying & Engineering (BS&E) is submitting for your review, a section 9.6 application in congruence with an application for a proposed 20 unit mixed use building & 25 townhouse units off the proposed extension of Community Way.

Background

In 2019, Christmas Lane was relocated to its current location and upgraded from a gravel road to a paved road with center landscaped island and sidewalk. This was done in order to create a town center and provide access to the rear Lots off the end of Community Way. Dove Development owns Lot 1-1 and Lot 3 behind existing Christmas Dove. Both lots are vacant with no existing structures. Woods cover the entirety of the subject parcels. Berry Surveying and Engineering has conducted a full boundary survey and topographic survey. A wetland analysis has also been conducted.

Proposal

This project proposes to extend Community Way onto Lots 1-1 and Lot 3 to provide a public road, terminating at cul-de-sac consistent with the Barrington Subdivision Regulations. The proposed Community Way extension will have the same cross section as the existing Community Way (center landscaped island and raised sidewalk). Adjacent to the roadway is a proposed mixed use building / development known as North Point Common. The building is proposed to be 10,500 square feet of commercial space with three floors of residential units above it, which is permitted in the zone with no density requirements. Each floor will contain 10 units. The building is required to be sprinkled, and the applicants are aware of the height requirement in the zone. This building is supported by on-site parking and pedestrian access to

RECEIVED

JUN 18 2021

LAND USE OFFICE

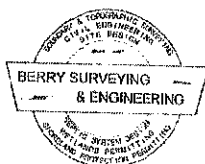
the walks provided in Community Way. The project proposes 12,631 SF of disturbance within the wetland buffer.

1. The proposed use is in keeping with the intent and proposes set forth in the zoning ordinance as permitted in the base zoning district. If the base zoning district requires a conditional use permit or special exception for the proposed use, one must already been obtained; or if the proposed use is not listed on the Table of Uses or is listed but not permitted, one must already have obtained a variance.
A conditional use permit is not needed to allow a PUD within the Town Center. However, a variance was granted for the proposed density for the parcel.
2. After review of all reasonable alternatives, it is determined to be infeasible to place the proposed structure or use outside the buffer zone.
The wetland disturbance is broken up into 3 separate areas. The first is for the proposed construction of Community Way. There is an existing wetland on the abutting lot that runs up to the shared boundary line. This causes the 50' buffer to stick out into the 50' right of way off existing Community Way. There would be no feasible way to extend Community Way into Lot 1-1 without disturbing the buffer. The second disturbance area is for the construction of a proposed gravel wetland. This gravel wetland is proposed to be placed at the lowest topographic elevation as possible in order to capture as much runoff from the proposed development. This requires some buffer disturbance. The final disturbance area is for the well access road and pad. Given the topography and shape of the lot the well had to be placed in an upland area near the northeast corner of the lot. In order to access this area, two small wetland fingers will have to be crossed.
3. The proposed structure or use must be setback as far as possible from the delineated edge of the wetland or surface water.
The proposed use is setback as far as possible, while still achieving the design intent.
4. Appropriate erosion control measures must be in place prior to and during construction.
An intensive erosion and sediment control plan is included in the submittal. Included in that design specifically, is the use of double perimeter control and orange construction fence for construction within the buffer.
5. Any disturbance to the surrounding buffer zone must be repaired and restored upon completion of construction.
All disturbed areas will receive loam and conservation mix seed after construction is complete. Additionally, plantings are proposed along the buffer disturbance to enhance the remaining buffer.

RECEIVED

JUN 14 2021

LAND USE OFFICE



BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

6. All available mitigation measures to address changes in water quality and quantity be implemented, along with design and construction methods to minimize adverse impacts, if required by the Planning Board.

An in depth drainage analysis has been conducted for the project. Through the use of rain gardens and gravel wetlands, the peak rate has been reduced to offsite final reaches and the post development volumes are compliant with NHDES Alteration of Terrain.

Please let us know if you have further questions.

BERRY SURVEYING & ENGINEERING

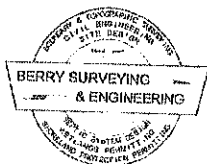


Christopher R. Berry – Project Manager
Principal, President

RECEIVED

JUN 17 2021

LAND USE OFFICE



BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com