

Project Application

Land Use Department

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

235-1143-TC-21-SR/LL/9.6

Case Number: _____ Project Name: The Village At Barrington Square Date 6-14-21

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 Village At Barrington Square Area (Acres or S.F.) 23.63

Project Address: Community Way & NH Route 9

Current Zoning District(s): Town Center Map(s) 235 Lot(s) 1-1 & 3

Request: See narrative for more information

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: Dove Development Group LLC

Company Dove Development Group LLC

Phone: 603-742-2121

Fax: _____

E-mail: _____

Address: 242 Central Ave. Dover NH 03820

robert@centralfallsrealty.com

Applicant (Contact): Same

Company _____

Phone: _____

Fax: _____

E-mail: _____

Address: _____

Developer: Same

Company _____

Phone: _____

Fax: _____

E-mail: _____

Address: _____

Architect: _____

Company _____

Phone: _____

Fax: _____

E-mail: _____

Address: _____

Engineer: Kenneth A. Berry, PE LLS & Christopher R. Berry, Berry Surveying & Engineering

Company Berry Surveying & Engineering

Phone: 603-332-2863

Fax: _____

E-mail: crberry@metrocast.net

Address: 335 Second Crown Point Road

Owner Signature

Staff Signature

Applicant Signature

Date

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Applicant: _____ Case #: _____

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 checked="" type="checkbox"/> Lot Line Relocation See Section I & II | <input checked="" type="checkbox"/> Site Plan See Sections I & II | | | | |
| 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. Five (5) full size sets of plans and six (6) sets of plans 11" by 17" submitted 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 | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 6. Any waiver request(s) submitted with justification in writing | | <input checked="" type="checkbox"/> | <input 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"/> | | |

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|---|-------------------------------------|--------------------------|--|--|
| 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"/> | | |
| j. Name and address of applicant | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 3. Revision block with provision for amendment dates | <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 checked="" type="checkbox"/> | <input type="checkbox"/> | | |

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| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| H) Visibility easement(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| I) Fire pond/cistern(s) | <input type="checkbox"/> | <input checked="" 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 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 (in acres & square feet): | <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 checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| c. Septic systems | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| d. Stone walls | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| e. Paved drives | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" 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"/> | | |

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| b. Contiguous uplands(s) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 6. 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 4. Guardrail detail | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| 5. Sidewalk detail | <input checked="" type="checkbox"/> | <input 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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| e. Sewage system construction notes | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| f. Existing & finish centerline grades | <input checked="" type="checkbox"/> | <input 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"/> | | |

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| 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 type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 2. | Stormwater management report | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 3. | Traffic Impact analysis | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 4. | Environmental Impact assessment | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 5. | Hydrogeologic study | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 6. | Fiscal Impact study provided | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 7. | Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance) | <input type="checkbox"/> | <input checked="" 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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APPLICATION AGREEMENT

I hereby apply for Subdivision 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 subdivision Plan 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 subdivision.
- 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 _____ to whom all 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 persons 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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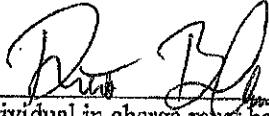
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(Refusal to sign this permission form does not invalidate an application, but the Planning Board may not be able to make an informed decision regarding unseen lands with potential areas of concerns).

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.

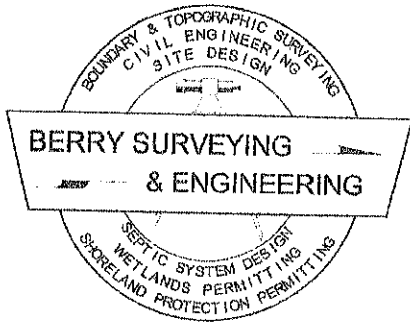
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BERRY SURVEYING & ENGINEERING

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
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, 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.

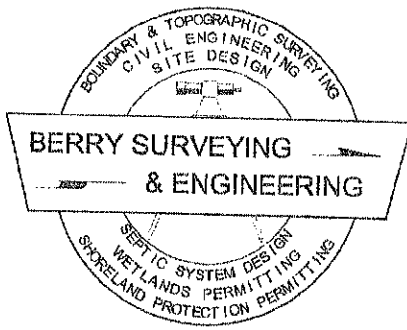
Proposal

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 two 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 the walks provided in Community Way.

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BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

Fiscal Impact Analysis

For

Dove Development Group LLC Tax Map 235, Lots #1-1 & 3

Dove Development Group, LLC
N.H. Route 9/ Community Way
Barrington, NH

Prepared By

Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825
603-332-2863

File Number
DB2020-097

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Introduction

The proposal is to extend existing Community Way to provide access to a new mixed use building with commercial on the first floor and 20 residential units on the floors above. A second road known as High Point Drive (private), will be constructed off Community Way and provide access to 25 new townhouse units. These units will be serviced by onsite septic systems and a community well. Parking areas are proposed in order to provide ample room for guest parking. A lighting plan is also included in the plan set to show the proposed lamps and how they will illuminate the units, parking areas and the road. The units proposed are drive under townhouses, are 2 bedrooms, with garage and 1 space out front.

Attendance at Public Schools: In a study published in 2004 by New Hampshire Housing Finance Authority (NHHFA) the average rate derived for child per household in a single family attached dwelling was 0.31 and is on average declining in the state of New Hampshire. The site design proposes 45 units which fall into the single family attached category. There are no outside forces due to marketing, demographic or the surrounding neighborhood to influence a higher or lower rate than provided in the NHHFA study. Data has been provided by the Barrington Land Use Office, and a rate of .15 was used in this analysis. This rate is on par with the single family average published in the NHHFA study.

$$0.15 \times 45 = 6.75$$

It should be noted that this number would be dispersed over entire school age system.

Increase in Vehicular Traffic: An in depth traffic analysis has been provided to show the traffic that will be generated as a result of the development. A total of 47 vehicle trips (27 enter/20 exit) are predicted to occur at the weekday AM peak hour and 83 vehicle trips (37 enter/46 exit) at the PM peak hour. No improvements are required for N.H. Route 9.

Change in Number of Legal Residents: It is anticipated that all occupants would be residents with two people per unit. 90 resident increases. (97 if children are included)

Increases in Municipal Costs: As mentioned above, most of the development is proposed to be a private. The Department of Public Works will only be responsible for the proposed Community Way extension.

Load on Public Utilities or future demand for them: As noted above, the proposed units will be serviced by on site septic systems and a community well.

Public Safety: The project will not have an adverse effect on public safety. Normal residential uses, identical to those of the surrounding neighborhood are anticipated. Auto traffic safety is enhanced by utilizing the newly constructed Community Way access off N.H. Route 9. Roadway has been designed to be bike and pedestrian friendly.

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Changes in Tax Revenue: The existing tax rate is 22.67 dollars per thousand of value. The estimated cost of improvements is in excess of \$6,750,000. Generating tax revenue of at least \$153,022.50. Currently the assessment of the property is limited to raw land.

Changes in Surface Drainage: A full drainage analysis has been submitted with the application. Several drainage best management practices such as rain gardens and gravel wetlands will be constructed in order to mitigate and treat the runoff generated from the proposed road construction and units.

Increased Consumption of Ground Water: Wells are proposed to service the proposed units but given the lack of existing use on this lot, the proposed development should not have an adverse effect on the groundwater, and is subject to NHDES Well Bureau review. Onsite septic allows for re-infiltration, as does the proposed stormwater system.

Increased Refuse Disposal: Refuse disposal is to be handled via private pickup and disposal.

Pollution of Water or Air: Given the detention system and advanced treatment systems proposed for the storm water system, there are no known air quality issues related with normal single family uses. Therefore, there will be no impact to air and water.

Land Erosion and Loss of Tree Cover: A robust landscaping plan is proposed so that the area around the proposed units can be re-vegetated. See plans and report.

Disturbance to other aspects of the natural ecology: The units are proposed to be built in upland areas, away from existing wetlands. This is done to preserve the natural features on site and promote development in desirable areas. The units are designed around the existing topography of the lot.

Blocking Views: The proposed development will be placed towards the middle and rear of the front Lot, thus pulling it away from N.H. Route 9. The lot is also surrounded by trees, thus screening it from surrounding parcels.

Harmony with Surrounding Developments: The proposed density sits within the Village District which allows for a denser placement of units based on the zoning. The proposed town house units will conform to the types of development desired within the Village District.

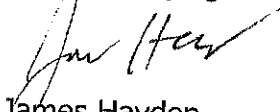
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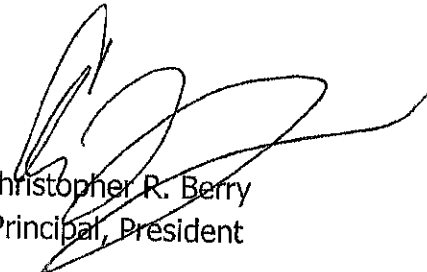
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Location of Utilities: All utilities required for this project will be installed underground. With the exception of one or two drop poles.

Respectfully submitted,
Berry Surveying & Engineering

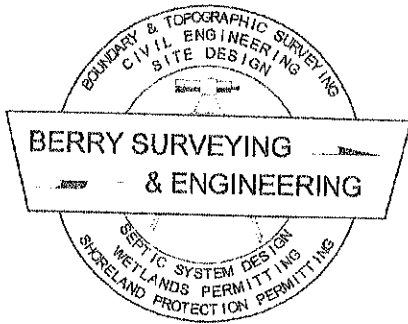

James Hayden
Engineering Technician


Christopher R. Berry
Principal, President

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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: Environmental Impact Analysis
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, an application for a proposed 20 unit mixed use building & 25 townhouse units off the proposed extension of Community Way. Below is the environmental impact analysis.

As part of the site plan design, an intensive drainage analysis was conducted. As part of the drainage design, several stormwater management systems will be installed to capture and treat the runoff generated from the site. The proposed stormwater systems will act as a buffer between the proposed development and the surrounding lots and wetlands. Included in the submission are two technical documents that break down in depth the specific functions of the stormwater best management practices and how to maintain them post construction. See the "Drainage Narrative" and "Inspection Operation & Maintenance Manual" for more information.

The proposed mixed use building and townhouses will be serviced by on site septic systems and wells. Given the topography, shape and layout of the lot, the proposed well will have to be placed as shown towards the northeast corner of Lot 3. There is an upland area that will be more than sufficient for the well and pad. In order to access this area, two wetland fingers will have to be crossed. A wetland permit is being filed with NHDES for these crossings. Included in that application will be a functions and values assessment of the existing wetlands on site. The two wetland fingers are considered low value because they are very common and have little ecological benefit because they are not the receiving areas, only small fingers. The crossings were analyzed and sized so that the proposed culverts can maintain hydrology, while allowing sediment transport and wildlife passage.

In addition to the wetland disturbance, this project proposes 12,631 of buffer disturbance. The buffer disturbance is required for the wetland crossing, grading of a gravel wetland and the proposed extension of community way. As part of construction within the 50' buffer several

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design methods will be used to stabilize the disturbed area and provide added protection to the remaining buffer and wetlands. This will include two layers of perimeter control (mulch berm, silt soxx, ect.), increased vegetated buffer through an intensive landscaping design and conservation seed mixed to stabilize the side slopes after construction is complete.

As part of the permitting process, a permit was filed with the Natural Heritage Bureau (NHB). A copy of that permit has been included with this document. The NHB data check demonstrates any potential threatened or endangered species in the area around the subject parcel. In this case a few species were found in the area. As part of the NHB permitting process, the parcel has to be reviewed to see if it contains any highest ranked habitats or supporting landscape. No high ranked habitats or supporting landscapes were found on the subject parcels (See attached map by NH Granit). Although there were no endangered species found on site or supporting habitats, several design methods were implemented to mitigate potential impacts: No sumps in the proposed catch basins, outlet structures will have filled bases to allow escape, all outlet structures placed in grassed areas will have "bee hive" grates to remove the potential for animals to enter the rims, all matting/erosion control blankets are natural fiber and not plastic products, all sedimentation barriers are either natural fiber silt soxx or mulch berms, pond seeding specifications are pollinator friendly and curbing is designed to be sloped granite, not vertical.

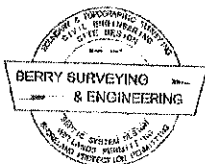
An intensive erosion and sediment control plan is included in the design. Perimeter control will be used to keep sediment within the construction area and out of abutting lots and buffer areas. A construction entrance will be placed at the beginning of the proposed road construction. This will prevent sediment from being tracked onto the existing road or parking lot. Silt soxx will be used throughout the project to keep sediment out of the ponds during construction. All of these design methods will be utilized to stabilize the site and protect the surrounding environment.

A robust landscaping design has been done to provide vegetation throughout the site and provide barriers between the proposed development and existing lots/wetland buffers. Several types of trees and shrubs will be planted throughout the site. These plantings will provide green space within the project and allow for transitions between the different uses. Highbush blueberries will be planted along the edge of disturbance within the wetland disturbance areas. Highbush blueberry bushes thrive in wetland areas and will add an increased level of protection.

Several design methods have been implemented to protect the surrounding environment from the proposed development. See attached plan set and supporting documents for more information regarding the project and design methods.

BERRY SURVEYING & ENGINEERING

Christopher R. Berry - Project Manager
Principal, President



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

Map by NH GRANIT

Legend

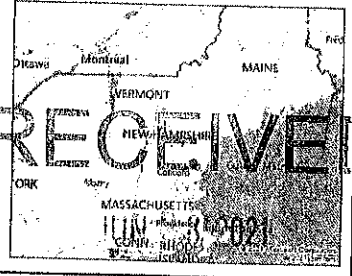
- Parcels
 - Parcel Polygons
 - ▨ Attributes for Additional Lines
- State
- County
- City/Town
- WAP 2020: Highest Ranked Wildlife Habitat
 - ▨ 1 Highest Ranked Habitat in NH
 - ▨ 2 Highest Ranked Habitat in Region
 - ▨ 3 Supporting Landscape

Map Scale
1: 6,494



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Map Generated: 6/22/2021

Notes



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9 2021 East

CONFIDENTIAL – NH Dept. of Environmental Services review

Memo

NH Natural Heritage Bureau
NHB Datacheck Results Letter

To: Christopher Berry, Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

From: Amy Lamb, NH Natural Heritage Bureau
Date: 3/17/2021 (valid until 03/17/2022)

Re: Review by NH Natural Heritage Bureau
Permits: NHDES - Other Permit, NHDES - Wetlands Permit, USEPA - Stormwater Pollution Prevention

NHB ID: NHB20-3670 Town: Barrington Location: Tax Maps: Map 235, Lots 1-1 & 3
Description: Mixed Use Development of the Parcel which will require an AOT Permit and a Potential Wetlands Permit
cc: Kim Tuttle

As requested, I have searched our database for records of rare species and exemplary natural communities, with the following results.

Comments NHB: No Comments At This Time

F&G: Please conduct a vernal pool study between April 15 and the end of May. Please submit AOT-related documents for NHEG review, AOT review inquires or wildlife biologist questions to NHEGreview@wildlife.nh.gov. If project related, include the NHB datacheck results letter number (i.e. NHBxx-xxx) in the email subject line at a minimum. Not including this number will affect our response time and delays of our review. Please include the NHB number in the title of the assessment along with a date (year, month, day).

Vertebrate species

| | State ¹ | Federal | Notes |
|---|--------------------|---------|--|
| Banded Sunfish (<i>Enneacanthus obesus</i>) | SC | - | Contact the NH Fish & Game Dept (see below). |
| Blanding's Turtle (<i>Emydoidea blandingii</i>) | E | - | Contact the NH Fish & Game Dept (see below). |
| Spotted Turtle (<i>Clemmys guttata</i>) | T | - | Contact the NH Fish & Game Dept (see below). |

¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "-" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list. An asterisk (*) indicates that the most recent report for that occurrence was more than 20 years ago.

Contact for all animal reviews: Kim Tuttle, NH F&G, (603) 271-6544.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

Department of Natural and Cultural Resources
Division of Forests and Lands

603 271-2214 fax: 271-6488

DNCR/NHB
172 Pembroke Rd.
Concord, NH 03301

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MAR 23 2021