

Project Application

Land Use Department

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

235-1/1/23-TC-21-Design

Case Number: _____ Project Name: The Village At Barrington Square Date 2-9-21

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: Christmas Lane & 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

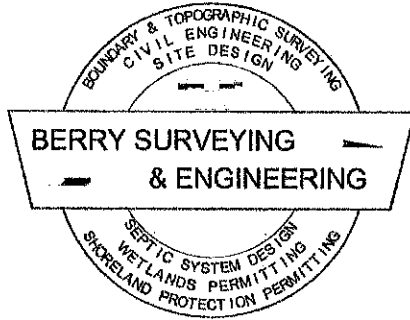
Owner Signature [Signature]

Staff Signature _____

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Date

FEB 09 2021



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

February 9, 2021

Barrington Planning Board

Attention: Marcia Gasses

PO Box 660

333 Calef Highway

Barrington, NH 03825

Re: Design Review 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 design review application for a proposed 24 unit mixed use building & 25 townhouse units off the proposed extension of Christmas Lane.

This project proposes to extend Christmas Lane into Lot 1.1 and onto Lot 3 to provide a public road to a terminating cul-de-sac consistent with the Barrington Subdivision Regulations. The project is located in the Town Center Zone. The final project plans will include a subdivision and subdivision application to create the road way as a separate entity from the remaining two parcels of land. This road will be subdivided off so it can be deeded to the Town of Barrington. Christmas Lane Extension will be constructed to match the cross section of the existing Christmas Lane, having an 8' center boulevard landscaped island, raised sidewalk on the right side and 12' traveled ways. The roadway will provide access and frontage for the remaining proposed development.

Adjacent to the roadway is a proposed mixed use building / development known as North Point Common. The building is proposed to be 8,600 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 8 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 Christmas Lane. Parallel parking is proposed at the front of the site to improve the viability of the commercial space on the first floor.

A private road known as High Point Drive will be constructed off Christmas Lane and provide access to 25 townhouse units. This density was approved by the Barrington Zoning Board, and was specific to permit single family density as a function of all of the original parcels included in that former application. The applicants have chosen to build these units as single family attached (SFA) units, as described in the Barrington Zoning. The proposed road will be 24' wide

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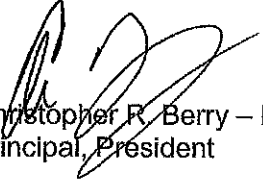
and is sagged to the centerline. This will divert runoff from the proposed road, driveways, and units into a closed drainage system.

As part of the residential development, several detention ponds and gravel wetlands will be constructed. The detention ponds are designed to capture runoff from various portions of the development and direct it to two gravel wetlands. The proposed gravel wetlands will use underground stone for stormwater retention and treatment of nitrogen, phosphorous, hydrocarbons and other impurities generated from flows off developed sites.

Both the mixed use building and townhouse units will be serviced by a proposed community well and septic systems. The proposed septic systems and community well are currently in the design process and will be included in the full site plan submittal.

Please let us know if you have further questions.

BERRY SURVEYING & ENGINEERING



Christopher R. Berry – Project Manager
Principal, President



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