

Project Application

Land Use Department

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

Case Number: 223-24&26-RC-20-AmendSub Project Name: The Ledge at Green Hill Date: 6/28/2021

Staff Signature required PRIOR to submittal

PRELIMINARY APPLICATION: Preliminary Conceptual Review ___ Design Review ___ Development of Regional Impact ___

FORMAL APPLICATION:

Subdivision Type: Major X Minor ___ Conventional ___ Conservation X
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 X Other ___

Project Name: The Ledge at Green Hill

Area (Acres or S.F) 211.76 Acres

Project Address: Route 125/Calef Highway

Current Zoning District(s): Regional Commercial Map(s) 223 Lot(s) 26 & 24 (C1)

Request: The Town requests consideration of an amendment to the conditionally approved 62-lot subdivision in order to waive the conditions of the subdivision for the proposed Lot C-1 only prior to full approval of the larger development which would allow the conveyance of Lot C1 to the Town.

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 and Applicant (Contact) Joseph Falzone

Company Route 125 Development, LLC

Phone: 603-772-9400 Fax: _____

Address: 7B Emery Lane Stratham, NH 03885

Applicant (Contact):

Developer: _____

Phone: _____ Fax: _____ E-mail: _____

Address: _____

Engineer: Christian O Smith, PE & Scott Cole

Company: Beals Associates, PLLC

Phone: 603-583-4860 Fax: _____ E-mail: _____

Address: 70 Portsmouth Ave, Stratham, NH 03885

DocuSigned by:
Joseph Falzone 7/3/2021
A1019E202FF0409...
Owner Signature
DocuSigned by:
Marcia Gassler
EF307DC068B4427...
Staff Signature

DocuSigned by:
Joseph Falzone 7/3/2021
A1019E202FF0409...
Applicant Signature 7/6/2021
Date



TOWN OF BARRINGTON
NEW HAMPSHIRE

Office of the Town Administrator

TO: Barrington Planning Board
FROM: Conner MacIver, Town Administrator
SUBJECT: Map 223 Lot 26 – Town Hall Lot Amendment
DATE: Friday, July 2, 2021

Members of the Barrington Planning Board,

Please accept this letter as the narrative to support the requested amendment for 223-26 & 24-RC-19 Amended-Sub which was originally conditionally approved on August 18, 2019, and the amended approval was issued November 9, 2020. The purpose of the requested amendment is to waive the conditions on the Town Hall lot (C1) which will allow the Town to begin construction of the Town Hall project which was approved in March of 2019.

We have worked with the owner and applicant to prepare the requested amendment. Specifically, the applicant requests the Planning Board's consideration of an amendment to the conditionally approved 62-lot subdivision in order to waive the conditions on the Town Hall lot (C1) prior to full approval of the larger development which would allow conveyance of the lot. The Town is facing an expiring lease agreement and a tight timeline on \$500,000 in direct federal funding. Please review additional background and details of this request below.

In September of 2018, the Select Board was presented with a proposal to acquire a portion of Map 223 Lot 26 for a new Town Hall. The Select Board met with development representatives and discussed the proposal among themselves. The Board concluded that the proposal would be mutually beneficial. The Town would benefit from having a cost-free and undeveloped piece of land to build a Town Hall and stop renting commercial space. The development project would benefit from having the residential access road pass by stable municipal development. On October 24, 2018, the two parties came to terms on an offer of land pending voter approval for a Town Hall project. The Select Board has remained appreciative of the generous offer and community-minded nature of the development.

In March of 2019, the Town was successful in achieving a supermajority of support for a new Town Hall project on the land offered as part of the proposed development. Over the proceeding months and years, the development project achieved Planning Board approval and subsequent amendment. Additionally, the Town Hall project has been fully designed, permitted, and prepared for construction. The approvals for the proposed Town Hall include Planning Board, Alteration of Terrain, and septic.

Despite everyone's best efforts the development project has experienced continued delays in meeting the conditions of the Planning Board's conditional approval. The NHDOT permit is close to issuance, but additional permits are required from NHDES (Alteration of Terrain) and State



TOWN OF BARRINGTON

NEW HAMPSHIRE

Office of the Town Administrator

Subdivision. Based on the current backlog and staff shortages, it is reasonable to expect many more months before all conditions of the development's conditional approval are met. These delays have been detrimental to the development project and the Town's construction project. The Town was forced to extend the lease at the rented Town Hall through June of 2022. Additionally, construction costs have continued to rise.

Recently, the Town Hall project was selected by Congressman Pappas to be submitted for direct federal funding of \$500,000. You can find details here: <https://pappas.house.gov/cpf>. Continued delays will result in losing access to this funding source.

The requested amendment to the subdivision approval of Map 223, Lot 26 would allow the Town to begin construction. Specifically, the amendment asks the Planning Board to waive the conditions on the Town Hall lot (C1). If approved, this would create the Town Hall lot and allow conveyance. Once the Town owns the lot, construction would begin without further delays.

As part of the conveyance, the Town would secure an access easement along the portion of Signature Drive abutting the Town Hall lot. In order to start construction, the Town would need to take access from Route 125. In conversations with NHDOT, they are comfortable with the Town using the proposed subdivision drive as the construction entrance. The Town will need to establish a temporary service or secure a permanent service directly from Route 125. Consideration will be given to the current and future location of utility poles. Additionally, it is possible that the Town Hall would be completed prior to completion of the subdivision access road. The Town is willing to accept this risk with the proper access protections in place. The Town has had conversations with NHDOT and NHDES and neither organization anticipates issues with permitting the Town's temporary or permanent (if needed) access.

We believe that pursuing an amendment to the conditionally approved subdivision is in the Town's best interest. The Town is up against a lease agreement deadline and stands to lose \$500,000 in federal funding if the construction does not start soon.

Sincerely,

Conner MacIver

DocuSign Envelope ID: 3504FC9B-8D7D-4D81-83CA-A18B76A9A40F
223-24&26-RC-21-AmendSub2
Route 125 Development LLC
7B Emery Lane
Stratham, NH 03885

223-24&26-RC-21-AmendSub2
Route 125 Development LLC
7B Emery Lane
Stratham, NH 03885

223-24&26-RC-21-AmendSub2
Route 125 Development LLC
7B Emery Lane
Stratham, NH 03885

223-24&26-RC-21-AmendSub2
Town of Barrington
PO Box 660
333 Calef Highway
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
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Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Town of Barrington
PO Box 660
333 Calef Highway
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Wright Barton Loren & Darryl
30 California Street #3
Watertown, MA 02472

223-24&26-RC-21-AmendSub2
Wright Barton Loren & Darryl
30 California Street #3
Watertown, MA 02472

223-24&26-RC-21-AmendSub2
Wright Barton Loren & Darryl
30 California Street #3
Watertown, MA 02472

223-24&26-RC-21-AmendSub2
SBA Towers III LLC
8051 Congress Avenue
Boca Raton, FL 33487

223-24&26-RC-21-AmendSub2
SBA Towers III LLC
8051 Congress Avenue
Boca Raton, FL 33487

223-24&26-RC-21-AmendSub2
SBA Towers III LLC
8051 Congress Avenue
Boca Raton, FL 33487

223-24&26-RC-21-AmendSub2
Smith Anthony
262 Calef Highway
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Smith Anthony
262 Calef Highway
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Smith Anthony
262 Calef Highway
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
SBS New Hampshire 2020LLC
C/O Sparebox Storage LLC
4045 Pecos Street, Suite 201
Denver, CO 80211

223-24&26-RC-21-AmendSub2
SBS New Hampshire 2020LLC
C/O Sparebox Storage LLC
4045 Pecos Street, Suite 201
Denver, CO 80211

223-24&26-RC-21-AmendSub2
SBS New Hampshire 2020LLC
C/O Sparebox Storage LLC
4045 Pecos Street, Suite 201
Denver, CO 80211

223-24&26-RC-21-AmendSub2
246 Real estate Holdings, LLC
PO Box 240
Plymouth, NH 03264-0240

223-24&26-RC-21-AmendSub2
246 Real estate Holdings, LLC
PO Box 240
Plymouth, NH 03264-0240

223-24&26-RC-21-AmendSub2
246 Real estate Holdings, LLC
PO Box 240
Plymouth, NH 03264-0240

223-24&26-RC-21-AmendSub2
Atlantic Trade Park LLC
PO Box 451
New Castle, NH 03854

223-24&26-RC-21-AmendSub2
Atlantic Trade Park LLC
PO Box 451
New Castle, NH 03854

223-24&26-RC-21-AmendSub2
Atlantic Trade Park LLC
PO Box 451
New Castle, NH 03854

223-24&26-RC-21-AmendSub2
LRT Property Mgmt LLC
PO Box 703
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
LRT Property Mgmt LLC
PO Box 703
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
LRT Property Mgmt LLC
PO Box 703
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Connick James E & Steven & Kimberly D
324 Den Quarry Road
Lynn, MA 01904

223-24&26-RC-21-AmendSub2
Connick James E & Steven & Kimberly D
324 Den Quarry Road
Lynn, MA 01904

223-24&26-RC-21-AmendSub2
Connick James E & Steven & Kimberly D
324 Den Quarry Road
Lynn, MA 01904

Lafrance Raymond
1030 Lucas Way
Palmer, AK 994645

Lafrance Raymond
1030 Lucas Way
Palmer, AK 994645

223-24&26-RC-21-AmendSub2
Lafrance Raymond
1030 Lucas Way
Palmer, AK 994645

223-24&26-RC-21-AmendSub2
Demars Peter
311 Calef Highway Unit 2
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Demars Peter
311 Calef Highway Unit 2
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Demars Peter
311 Calef Highway Unit 2
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Huntress Joel & Lothrop Zoe
311 Calef Highway Unit 1
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Huntress Joel & Lothrop Zoe
311 Calef Highway Unit 1
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Huntress Joel & Lothrop Zoe
311 Calef Highway Unit 1
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Boston & Maine RR Guilford Transport
High St Iron Horse Pk
North Billerica, MA 01962

223-24&26-RC-21-AmendSub2
Boston & Maine RR Guilford Transport
High St Iron Horse Pk
North Billerica, MA 01962

223-24&26-RC-21-AmendSub2
Boston & Maine RR Guilford Transport
High St Iron Horse Pk
North Billerica, MA 01962

223-24&26-RC-21-AmendSub2
Phofolos Basil & Donna
47 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Phofolos Basil & Donna
47 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Phofolos Basil & Donna
47 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Cochran Callum
53 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Cochran Callum
53 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Cochran Callum
53 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Sartorius David J & Kathleen
63 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Sartorius David J & Kathleen
63 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Sartorius David J & Kathleen
63 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Lachapelle Kip & Karen
67 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Lachapelle Kip & Karen
67 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Lachapelle Kip & Karen
67 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Bisson David & Doty Mary
81 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Lachapelle Kip & Karen
67 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Lachapelle Kip & Karen
67 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
James Timothy & Samantha
95 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
James Timothy & Samantha
95 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
James Timothy & Samantha
95 Deer Ridge Drive
Barrington, NH 03825

Jagielski Jim & Susanne
103 Deer Ridge Drive
Barrington, NH 03825

Jagielski Jim & Susanne
103 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Jagielski Jim & Susanne
103 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Woodruff Mary Elizabeth
111 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Woodruff Mary Elizabeth
111 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Woodruff Mary Elizabeth
111 Deer Ridge Drive
Barrington, NH 03825

223-24&26-RC-21-AmendSub2
Beals Associates, PLLC
70 Portsmouth Ave 3rd Floor
Stratham, NH 03885

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Stratham, NH 03885

223-24&26-RC-21-AmendSub2
Beals Associates, PLLC
70 Portsmouth Ave 3rd Floor
Stratham, NH 03885

223-24&26-RC-21-AmendSub2
Gove Environmental
8 Continental DR Bldg 2 Unit H
Exeter, NH 03833

223-24&26-RC-21-AmendSub2
Gove Environmental
8 Continental DR Bldg 2 Unit H
Exeter, NH 03833

223-24&26-RC-21-AmendSub2
Gove Environmental
8 Continental DR Bldg 2 Unit H
Exeter, NH 03833

223-24&26-RC-21-AmendSub2
Doucet Survey, Inc
102 Kent Place
Newmarket, NH 03857

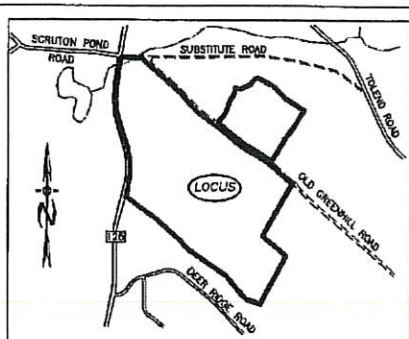
223-24&26-RC-21-AmendSub2
Doucet Survey, Inc
102 Kent Place
Newmarket, NH 03857

223-24&26-RC-21-AmendSub2
Doucet Survey, Inc
102 Kent Place
Newmarket, NH 03857

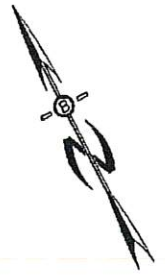
223-24&26-RC-21-AmendSub2
Joe Falzone
7B Emery Lane
Stratham, NH 03885

223-24&26-RC-21-AmendSub2
Joe Falzone
7B Emery Lane
Stratham, NH 03885

223-24&26-RC-21-AmendSub2
Joe Falzone
7B Emery Lane
Stratham, NH 03885



LOCATION MAP
1"=1500'



ZONING REQUIREMENTS
 ZONE: REGIONAL COMMERCIAL
 CONSERVATION SUBDIVISION
 MIN. PARENT PARCEL = 20.0 AC
 MIN. LOT SIZE = 20,000 SF
 MIN. WIDTH = 75' @ FRONT SETBACK
 MIN. PERIMETER BUFFER = 100'
 MAX. HEIGHT = 35'

BUILDING SETBACKS:
 FRONT 25'
 SIDE & REAR 20'
 WETLANDS 50'
 LEACH FIELD SETBACKS
 POORLY DRAINED SOILS 50'
 VERY POORLY DRAINED SOILS 75'

PREPARED FOR:
 ROUTE 125 DEVELOPMENT, LLC
 JOSEPH FALZONE
 7B EMERY LANE
 STRATHAM, N.H. 03885

BEALS ASSOCIATES PLLC
 70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
 PHONE: 603-583-4860, FAX: 603-583-4863

- NOTES**
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE.
 - THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
 - ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
 - ALL ROAD AND DRAINAGE WORK TO CONFORM TO TOWN STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - ALL PROPOSED SIGNS SHALL CONFORM TO THE TOWN ZONING REGULATIONS.
 - PROJECT IS BASED ON USGS DATUM NAVD 1988. REFERENCE BENCHMARK:
 - THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITS AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
 - SEE DETAIL SHEET FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
 - DISTURBANCE IS OVER 100,000 SQ. FT. ALTERATION OF TERRAIN PERMIT RSA 483-A-17 IS REQUIRED.
 - ALL FERTILIZER SHALL BE NO-PHOSPHATE, SLOW RELEASE NITROGEN AND SHALL NOT INCREASE ANY FERTILIZER LOADING OF THE PRIME WETLAND.

RECEIVED
 OCT 13 2019
 LAND USE OFFICE

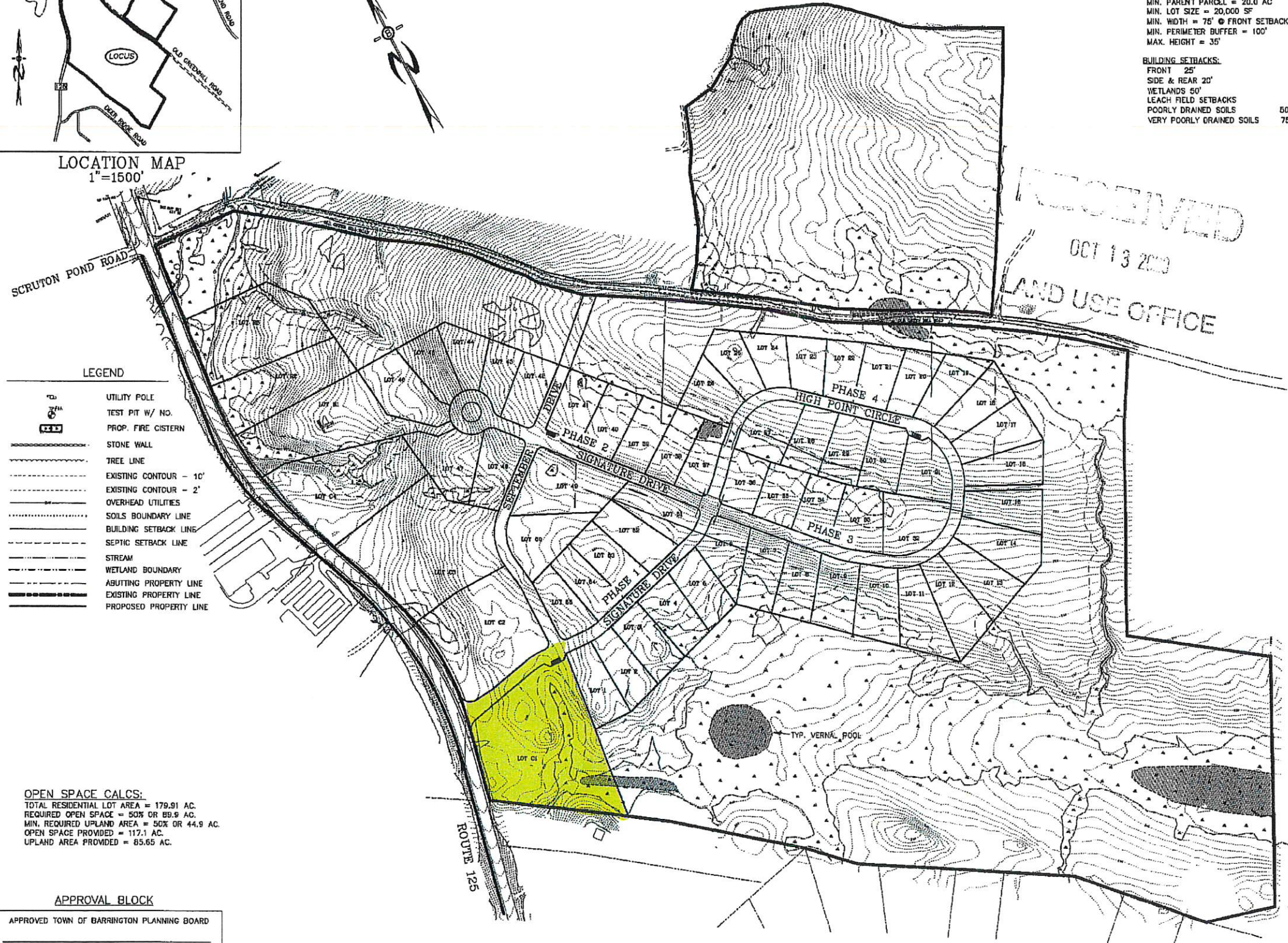
- LEGEND**
- TO 677A 422
 - UTILITY POLE
 - TEST PIT W/ NO.
 - PROP. FIRE CISTERN
 - STONE WALL
 - TREE LINE
 - EXISTING CONTOUR - 10'
 - EXISTING CONTOUR - 2'
 - OVERHEAD UTILITIES
 - SOILS BOUNDARY LINE
 - BUILDING SETBACK LINE
 - SEPTIC SETBACK LINE
 - STREAM
 - WETLAND BOUNDARY
 - ADJUTING PROPERTY LINE
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE

OPEN SPACE CALCS:
 TOTAL RESIDENTIAL LOT AREA = 179.91 AC.
 REQUIRED OPEN SPACE = 50% OR 89.9 AC.
 MIN. REQUIRED UPLAND AREA = 50% OR 44.9 AC.
 OPEN SPACE PROVIDED = 117.1 AC.
 UPLAND AREA PROVIDED = 85.65 AC.

APPROVAL BLOCK

APPROVED TOWN OF BARRINGTON PLANNING BOARD

CHAIRPERSON _____ DATE _____



TOWN NOTES

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.

REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE AND SHALL BE MAINTAINED THROUGHOUT 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.

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 STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

REVISED ACCESS DESIGN	10-6-20
REVISED PER REVIEW COMMENTS	6-20-18
REVISIONS:	DATE:

OPEN SPACE SUBDIVISION

PLAN FOR:
 RESIDENTIAL DEVELOPMENT
 RT. 125 / OLD GREEN HILL RD.
 BARRINGTON, NH

DATE: MAY 2019 SCALE: 1"=150'
 PROJ. NO: NH-1144 SHEET NO. 12 OF 37