

BA BEALS ASSOCIATES, PLLC

Land Planning • Civil Engineering
Landscape Architecture • Septic Design & Evaluation
Stratham, NH

Barrington Planning Board,
Vanessa Price, Town Planner
P.O. Box 660
4 Signature Drive
Barrington, NH 03825

Nov. 16, 2022

Ref: Map 234 Lot 77 Thibodeau
Mixed Use Development, on Route 9.

Dear Mr. Chairman & Members of the Board:

We are in receipt of a review letter from CMA Engineers, dated Nov. 4, 2022 and we offer the following responses to the noted comments. Each comment is followed by our response in **bold**.

Article 9. Wetlands Protection District Overlay

- 9.5(3) The applicant shows proposed grading in the wetland buffer for construction of the roadway and bioretention area 1A. This is not allowed by the Ordinance. Applicant did not address this comment in the resubmittal, but this comment may have been addressed with the submitted Conditional Use Permit.
- 9.6. The applicant should apply for a Conditional Use Permit. The applicant states that a CUP has been submitted. We have not seen/reviewed that application.

Response: A CUP application has been submitted as required. We believe this was forwarded to CMA by the Town Planner.

Article 3 Site Plan Specifications & Documents

3.5 Improvement Plans

- 3.5.1 All existing features shall be presented as lightly shaded or grayscale but shall be legible to provide contrast to the proposed features. Applicant did not address this comment in the resubmittal. Please update.

Response: The existing features have been gray scaled aside from the property boundary and the wetland boundary as we feel it is important for those features to be identifiable along with the associated setbacks.

- 3.5.11(2) Parking and Circulation Applicant shall show the Circulation Plan - for the interior of the lot showing provisions for both auto and pedestrian circulation. The applicant has added snow storage, traffic control signs and labeled the commercial-use sidewalks. The applicant has indicated that sight distance will be prepared for the submittal for NHDOT. The applicant shows a circulation pattern for one of the parking areas. Please show vehicle motions for remaining parking areas.

Response: A parking circulation plan for the remaining parking areas has been provided with this response.

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3.6 Construction Detail Drawings

3.6(14) This regulation requires septic system structure details to be included in the application package, and this information is not provided. The applicant stated that septic design will be finalized once the building locations are firm and that septic design is the jurisdiction of NHDES. However, building locations are indicated and are part of the site plan review. Certain septic design details are the jurisdiction of NHDES; however, the Site Plan regulations require that the septic system structures to be located and detailed for consistency with other site plan details. Please update the plans to include this information.

Response: Septic system details have been added to sheet 3. Bear-in-mind these are not complete septic design plans, in reviewing this with the planner we feel this meets the requirement of the regulations.

Article 4 Design and Construction Standards

4.6 Sewage Disposal

4.6.2 The regulation requires the applicant to show location, size, and details of all community wastewater disposal systems and provide certifications from the Town and NHDES. The applicant stated that septic design will be finalized once the building locations are firm and that septic design is the jurisdiction of NHDES; however, this is not in compliance with the regulation. Certain septic design details are the jurisdiction of NHDES; however, the Site Plan regulations require that the septic system structures to be located and detailed for consistency with other site plan details. Please update the plans to include this information.

Response: Septic system details have been added to sheet 3. Bear-in-mind these are not complete septic design plans, in reviewing this with the planner we feel this meets the requirement of the regulations.

4.7 Drainage System

4.7.3(3) The HGL for the bioretention pond 1 for the 50-year storm is incorrect on Sheet 4.

Response: this typographic error has been corrected.

4.8 Access

4.8.2(1) A NHDOT Driveway Permit for access from Route 9 is required. The applicant stated that the NHDOT permit is pending.

Response: The statement is correct. It is noted that the owner has a temporary NHOS permit for the existing property access drive which is in the identical location of the proposed driveway.

4.8.6 The regulation requires intersection sight distance to be shown on the plan. The applicant stated that these details will be depicted on the plan provided with the NHDOT permit application and that further information is needed from the surveyor. The NHDOT driveway permit process does not preclude the applicant from meeting this requirement. Please update.

Response: At the time of this writing, we are still awaiting completed Route 9 roadway

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detail. We have reviewed this with the Planner and agreed to copy the Planning Dept. with the NHDOT application packet when ready to file. It was determined that this is a reasonable condition of approval.

4.8.7 The regulation requires intersection stopping sight distance to be shown on the plan. The applicant stated that these details will be depicted on the plan provided with the NHDOT permit application and that further information is needed from the surveyor. The NHDOT driveway permit process does not preclude the applicant from meeting this requirement. Please update.

Response: See previous response.

Review of Drainage Analysis

The proposed stormwater treatment system uses both closed and open flow to convey stormwater to four bioretention ponds, one with a sediment forebay. The proposed system effectively treats all stormwater generated on site without any increases in peak runoff rates.

In addition to the above comments that relate to the Ordinances, we have the following minor comments as they relate to the drainage design per the NHDES Stormwater Manual:

1. BMP Worksheets:

- a. There are a couple of typos on BMP worksheet for Biroet Pond/1CP and Biroet Pond 2P (DFC to UD, volume of storage).

Response: These typos have been corrected. It should be noted there are no underdrains proposed as the ponds handle the 50-YR frequency storm event with no discharge.

- b. There are two BMP worksheets labelled Biroet Pond/2P.

Response: BMP sheet pond title references have been reviewed and corrected as needed (3P was also labelled 2P).

Review of Plan Set:

1. General Comments

- a. Landscaping and lighting plans/details/information shall be included in the drawing set. The applicant indicates that waivers were approved.

Response: This is correct.

2. Sheet 3 – Grading Plan

- a. The plan indicates a leach field reserve area with four leach fields generally within this area. Approximately 60-ft to the south of the reserve area, a leach field labeled "Leach Field 1 & 2" is shown. Please clarify including providing all information regarding the wastewater system. Are the four leach fields in the reserve area all reserve leach fields for future use? If not, they should be labelled for their corresponding units. The applicant has indicated that septic design will be finalized once the building locations are firm and that septic design is the jurisdiction of NHDES. See our comment for Sections 3.6(14) and 4.6.2.

Response: See responses to comments for sections 3.6(14) and 4.6.2.

3. Sheet 4 – Plan & Profile – P1

- a. Driveway entrance site distances are not shown. The applicant stated that these details will be depicted on the plan provided with the NHDOT permit application and that further information is needed from the surveyor. However, this does not meet the requirements of Sections 4.8.6 and 4.8.7. Please add this information to the plan as required.

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Response: As mentioned previously, at the time of this writing, we are still awaiting completed Route 9 roadway survey detail. We have reviewed this with the Planner and agreed to copy the Planning Dept. with the NHDOT application packet when ready to file. It was determined that this is a reasonable condition of approval.

Thank you for your timely and professional review of the submitted plans. We hope the information provided address your concerns. Please feel free to contact our office if you have any additional question and/or comments.

Very Truly Yours,

BEALS ASSOCIATES, PLLC

Christian O. Smith

Christian O. Smith, PE
Principal

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