

# Project Application

## Land Use Department

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

223-26-57-RC-22-SR

Case Number: \_\_\_\_\_

Project Name: Multi-Use

Date 2/9/2022

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: Multi-use site plan Area (Acres or S.F) 3.8 ac

Project Address: Route 125 /Calef Highway

Current Zoning District(s): Regional Commercial Map(s) 223 Lot(s) 26-57

Request: Hearing for a Commercial Site plan proposal.

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: Joseph Falzone

Company Route 125 Development LLC

Phone: 772-6400

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: 7B Emery Lane, Stratham, NH 03885

Applicant (Contact): John O'neil

Company Stonarch Development Corp.

Phone: 978-375-3153

Fax: \_\_\_\_\_

E-mail: changingplacesllc@gmail.com

Address: 42J Dover Point Road, Dover, NH

Developer: Same as Applicant

Company \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

Architect: \_\_\_\_\_

Company \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

Engineer: Scott D. Cole

Company Beals Associates, PLLC

Phone: 603-583-4860

Fax: \_\_\_\_\_

E-mail: scole@bealsassociates.com

Address: 70 Portsmouth Ave, Stratham, NH 03885

Owner Signature

Barbara Irvine

Staff Signature

Applicant Signature

Date

2/9/2022

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FEB 09 2022

LAND USE OFFICE

Applicant Multi-Use Map/Lot# 223-26-57 Case# 223-26-57-RC-22-SR

**Site Review Application Checklist  
Barrington Planning Board**

This checklist is intended to assist applicants in preparing a complete application for site review as required by the Barrington Site Review Regulations and must be submitted along with all site review applications. An applicant seeking site review approval shall be responsible for all requirements specified in the Barrington Site Review Regulations even if said requirements are omitted from this checklist.

An applicant seeking site review approval shall be responsible for providing all the information listed in the column below entitled "Site Review" and should place an "x" in each box to indicate that this information has been provided

SITE REVIEW APPLICATION CHECKLIST		Site Review		Waiver(s)
Check the Appropriate Boxes below:		Provided	NA	
<b>Section I. General Requirements</b>				
1. Completed Application Form ( 2.5.1 )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. Complete abutters list ( 2.6.3 (5) or 2.5.1 (6) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Payment of all required fees ( 2.6.3 (4) or 2.5.1 (5) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Three (3) full size sets of plans and twelve (12) sets of plans 11" by 17", submitted with all required information in accordance with the site review regulations and this checklist ( 2.6.3 (6) or 2.5.1 (7) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Copies of any proposed easement deeds, protective covenants or other legal documents ( 3.9.1 )	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Any waiver request(s) submitted with justification in writing ( 3.9.8 )	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Completed Application Checklist ( 2.5.1 (3) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<b>Section II. General Plan Information</b>				
1. Size and presentation of sheet(s) per registry requirements and the site review regulations ( 3.1.2 )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. Title block information: ( 3.2.1 )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Drawing title ( 3.2.1 (1) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Name of site plan ( 3.2.1 (2) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Location of site plan ( 3.2.1 (3) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Tax map & lot numbers of subject parcel(s) ( 3.2.1 (4) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e. Name & address of owner(s) ( 3.2.1 (5) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Date of plan ( 3.2.1 (6) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Scale of plan ( 3.2.1 (7) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
h. Sheet number ( 3.2.1 (8) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
i. Name, address, & telephone number of design firm ( 3.2.1 (9) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
j. Name and address of Applicant ( 3.2.1 (10) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Revision block with provision for amendment dates ( 3.2.3 )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Planning Board approval block provided on each sheet to be recorded ( 3.2.2 )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Certification block (for engineer or surveyor) ( 3.1.1 )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6. Match lines (if any)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Zoning designation of subject parcel(s) including overlay districts ( 3.2.10 (4) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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SITE REVIEW APPLICATION CHECKLIST	Site Review		Waiver(s)
	Provided	NA	
Check the Appropriate Boxes below:			
8. Minimum lot area, frontage & setbacks dimensions required for district(s) 3.2.10(5)	<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 (3.2.10 (12) )			
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." (3.2.10 (16) )	<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." (3.2.10(17))	<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 Site Review Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction." (3.2.10 (18) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. North arrow ( 3.2.5 )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15. Floodplains-Location and elevation(s) of one-hundred (100)-year flood zone per FEMA Flood Insurance Study or as determined by drainage study (3.3 (18) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Plan and deed references (3.2.6)	<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 (3.2.10 (1) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Existing and proposed use (3.2.10 (6) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Water Supply source (name of provider (company) if offsite) (3.2.10 (10) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Zoning variances/special exceptions with conditions (3.2.10 (11) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. List of required permits and permit approval numbers (3.2.10 (13) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Vicinity sketch showing 1,000 feet surrounding the site (3.2.8)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Plan index indicating all sheets (3.2.9)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
18. Boundaries-existing lot boundary defined by metes and bounds (3.3 (1) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
19. Boundary monuments (3.3 (4) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Monuments found (4.2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Map number and lot number, name addresses, and zoning of all abutting land owners (3.3 (5) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Monuments to be set (3.3 (4) & 4.2 )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
20. Existing streets: (3.3 (6) )	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Pavement width dimensioned	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
21. Municipal boundaries (If any) (3.3 (7) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
22. Existing easements (Identified by type) ( 3.3 (8) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Drainage easement(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Slope easement(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"/>	

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SITE REVIEW APPLICATION CHECKLIST Check the Appropriate Boxes below:	Site Review		Waiver(s)
	Provided	NA	
e. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Vehicular & pedestrian access easements(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g. Visibility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
h. Fire pond/cistern(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
i. Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
j. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
24. Area of each lot being developed (in acres & square feet): (3.3 (9) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Existing lot(s) (3.3 (9) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Contiguous upland(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
25. Wetland delineation (including Prime Wetlands): (3.3 (13) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Limits of wetlands (3.3 (13) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Wetland delineation criteria (3.3 (13) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Wetland Scientist certification (3.3 (13) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
26. Owner's signature(s) (3.3 (14) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
27. All required setbacks (3.3 (15) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
28. Physical features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Buildings (3.3 (21) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Wells (3.3 (16) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Septic systems (3.3 (16) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Stone walls (3.3 (16) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Paved drives (3.3 (16) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Gravel drives (3.3 (16) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
29. Location & name (if any) of any streams or water bodies (3.3 (17) )	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
30. Location of existing overhead utility lines, poles, towers, etc. (3.3 (19) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
31. Two-foot contour interval topography shown over all subject parcel (3.3 (3) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
32. Map & Lot #s, name, addresses, & zoning of all abutting land owners (3.3 (5) )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
33.	<input type="checkbox"/>	<input type="checkbox"/>	

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APPLICATION AGREEMENT

I hereby apply for Site 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 Site Plan Review 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 site plan review.
- 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 \_\_\_\_\_ The owners, by the communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: [Handwritten Signature]

Signature of Developer: [Handwritten Signature]

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 person 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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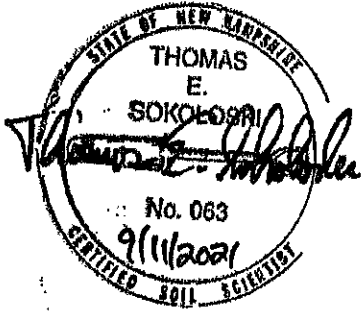




# TES

TES ENVIRONMENTAL CONSULTANTS, L.L.C.

## TEST PIT LOG SHEET

Date: 9/3/2021			Project No: 21-0070			Lot: Lot C-2	
CSS: Thomas E. Sokoloski			Project Name: Beals/Falzone/Rt. 125/Barrington			Test Pit No: S2-1	
HOR	DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCY	REDOX FEATURES	NOTES
Oe	0-1"	10YR 2/2	--	--	--	--	Many fine, medium and coarse roots
A	1-6"	10YR 2/2	Fine sandy loam	Weak granular	Very friable	None	Many fine, medium and coarse roots
Bw	6--28"	10YR 4/6	Sandy loam	Subangular blocky	Friable	None	Common fine and medium roots
C	28-40"	2.5Y 6/3	Loamy sand	Single grain	Loose	Common, coarse, distinct 10YR 5/6 concentrations @28"	Few fine and medium roots
Ledge							
<p>ESHWT: 28"</p> <p>ROOTS: 40"</p> <p>OBSERVED WATER: N/O</p> <p>LEDGE: 29-40" across pit</p> <p>RESTRICTIVE LAYER: N/O</p>				<p>NOTES: Bedrock sloping from 29" in southern end of pit to 40" at northern end, 20 feet apart.</p>		 <p>CSS STAMP</p>	

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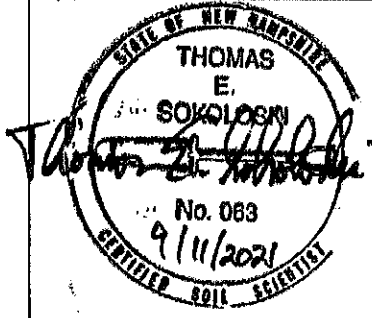
TES ENVIRONMENTAL CONSULTANTS, L.L.C.



# TES

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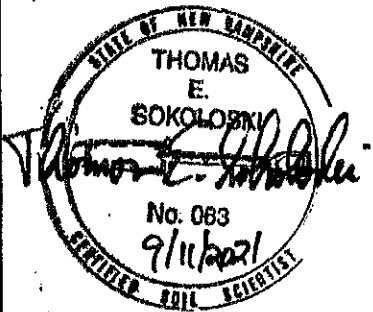
## TEST PIT LOG SHEET

Date: 9/3/2021			Project No: 21-0070				Lot: Lot C-2	
CSS: Thomas E. Sokoloski			Project Name: Beals/Falzone/Rt. 125/Barrington				Test Pit No: S2-2	
HOR	DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCY	REDOX FEATURES	NOTES	
Oe	0-1"	10YR 2/2	--	--	--	--	Many fine, medium and coarse roots	
A	1-8"	10YR 2/2	Fine sandy loam	Weak granular	Very friable	None	Many fine, medium and coarse roots	
Bw	8-36"	10YR 4/6	Sandy loam	Subangular blocky	Friable	Many, coarse, distinct 10YR 5/8 concentrations @35"	Common fine and medium roots	
C	36-49"	2.5Y 5/3	Gravelly loamy sand	Massive	Firm	Many, coarse, distinct 10YR 5/8 concentrations	No roots	
Ledge								
ESHWT: 35" ROOTS: 35" OBSERVED WATER: 36" LEDGE: 49" RESTRICTIVE LAYER: 36"				NOTES:				
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# TES

TES ENVIRONMENTAL CONSULTANTS, L.L.C.

## TEST PIT LOG SHEET

Date: 9/3/2021			Project No: 21-0070				Lot: Lot C-2	
CSS: Thomas E. Sokoloski			Project Name: Beals/Falzone/Rt. 125/Barrington				Test Pit No: S2-3	
HOR	DEPTH	COLOR	TEXTURE	STRUCTURE	CONSISTENCY	REDOX FEATURES	NOTES	
Oe	0-1"	2.5Y 2/2	--	--	--	--	Many fine, medium and coarse roots	
A	1-4"	2.5Y 2/2	Fine sandy loam	Weak granular	Very friable	None	Many fine, medium and coarse roots	
Bw	4-32"	10YR 4/6	Sandy loam	Subangular blocky	Friable	None	Common fine and medium roots	
Cd	32-55"	2.5Y 5/3	Gravelly loamy sand	Massive	Firm	Many, coarse, distinct 10YR 5/6 concentrations @32"	Few fine roots	
Ledge								
ESHWT: 32" ROOTS: 48" OBSERVED WATER: 32" (seeps) LEDGE: 55" RESTRICTIVE LAYER: 32"				NOTES:		 CSS STAMP		

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**ABUTTERS LIST  
FOR  
NH- 1144.1 COMMERCIAL SITE PLAN  
ROUTE 125 – BARRINGTON NH  
DATE February, 8 2022**

**SUBJECT PARCEL**

**TAX MAP/LOT**  
223-0026 Lot 5.7

**OWNER OF RECORD**  
ROUTE 125 DEVELOPMENT LLC  
7B EMERY LANE  
STRATHAM, NH 03885

**ABUTTERS**

**TAX MAP/LOT**  
223-0002

**OWNER OF RECORD**  
SBA TOWERS III LLC  
8051 CONGRESS AVE  
BOCA RATON, FL 33487

223-0003

SMITH ANTHONY  
262 CALEF HWY  
BARRINGTON, NH 03825

223-0006

SBS NEW HAMPSHIRE 2020 LLC.  
c/o SPAREBOX STORAGE LLC.  
4045 PECOS ST.  
SUITE 201  
DENVER, CO 80211

223-0007

246 REAL ESTATE HOLDINGS  
PO BOX 240  
PLYMOUTH, NH 03264-0240

223-0008

ATLANTIC TRADE PARK LLC  
PO BOX 451  
NEW CASTLE, NH 03854

**PROFESSIONALS**

ENGINEERING FIRM

BEALS ASSOCIATES, PLLC.  
70 PORTSMOUTH AVE. 3<sup>RD</sup> FLOOR  
STRATHAM, NH 03885

SOIL SCIENTIST

GOVE ENVIRONMENTAL  
8 CONTINENTAL DR. BLDG. 2 UNIT H  
EXETER, NH 03833

DEVELOPER

STONEARCH DEVELOPMENT CORP.  
42J DOVER POINT ROAD  
DOVER, NH 03820

SURVEY

DOUCET SURVEY LLC.  
102 KENT PL.  
NEWMARKET, NH 03857

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**LETTER OF AUTHORIZATION**

I, Joseph Falzone of Route 125 Development, LLC, owner of property located on Route 125 as Map 223 proposed lots 26- C2, NH, consisting of 4.0 acres ±, do hereby authorize Beals Associates, PLLC, 70 Portsmouth Avenue, Stratham, NH, and John O'Neal of Changing Places, LLC to act on my behalf in all matters to be discussed at the Barrington Planning Board hearings, other Land Use Board approval hearings, or State Permitting Agencies concerning the property previously mentioned.

I hereby appoint Beals Associates, PLLC to act on my behalf in the permitting process.

H. Olympe  
Witness

Joseph Falzone 9/27/21  
Owner Date

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