

Project Application

Land Use Department

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

239-35-V-22-Design

Case Number: _____ Project Name: 17 lot Conservation Subdivision Date 8/17/2022

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: Subdivision of Guptil gravel pit Area (Acres or S.F) 43.3 ac

Project Address: Mall@go Road

Current Zoning District(s): Village District Map(s) 239 Lot(s) 35

Request: Design review hearing for an open-space residential subdivision with a CDS road

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: PAUL GUPTILL

Company _____

Phone: _____ Fax: _____ E-mail: _____

Address: PO BOX 58 BARRINGTON, NH 03825

Applicant (Contact): (Joseph Falzone)

Company _____

Phone: 603-772-9400 Fax: _____ E-mail: _____

Address: 5B Emery Lane, Stratham, NH 03885

Developer: Same as Applicant

Company _____

Phone: _____ Fax: _____ E-mail: _____

Address: _____

Architect: _____

Company _____

Phone: _____ Fax: _____ E-mail: _____

Address: _____

Engineer: Christian O Smith, PE, or Scott Cole

Company Beals Associates, PLLC

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

Address: 70 Portsmouth Ave, Stratham, NH 03885

see letter

Owner Signature

Barbara Prvine

Staff Signature

Applicant Signature

Joseph Falzone

Date

August 16, 2022

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TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME Guptil Property CASE FILE NUMBER 239-35-V-22-Design
PROJECT LOCATION Mallago Road
DATE OF APPLICATION 8-17-2022

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: Village District Lot Area Size 43.3 ac.

Setbacks: Front 40 Side 30 Rear 30

Parking Spaces Required: _____ Parking Spaces Provided: _____

Please describe your project and its purpose and intent. You may attach a typed description.

We are working with Joseph Falzone who is a land developer looking to develop a Conservation subdivision on the land formally known as the Guptil pit. The project would consist of 2 conventional frontage lots and 15 conservation lots with approx. 26 acres of open space with a 1000' cul-de-sac roadway all based on a conventional yield design of 18 lots.

We look forward to working with the town on another Residential project.

If you have any questions, please feel free to contact us.

Very truly yours,
BEALS ASSOCIATES, PLLC

Scott D. Cole
Senior Project Manager

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Letter of Authorization

I, Paul Guptill, owner of Tax Map 239 lots 34 and 35, Barrington, NH, do hereby authorize the following parties to act as agents on my behalf for the above-described property in order to apply for any necessary state and local applications or permits relative to the development of said lot.

Joseph Falzone and his agents to include:

The Gove Group Real Estate, LLC, 70 Portsmouth Ave Stratham, NH 03885

Beals Associates, 70 Portsmouth Ave Stratham, NH 03885


Doucet Survey Kent Place Newmarket, NH

GZA Environmental Bedford, NH

and others that may be necessary as agents to act on my behalf in matters to be discussed with the Town of Barrington, State Departments and other Land Use Boards concerning the property previously mentioned.

I hereby appoint the above referenced parties as my agent to act on my behalf in the review process, to include any required signatures.

Paul Guptill



Date: 7-1-22

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**ABUTTERS LIST
FOR
NH- 1443 JOE FALZONE/ PAUL GUPTILL- BARRINGTON NH
DATE August 15, 2022**

SUBJECT PARCEL

TAX MAP/LOT
239-0035

OWNER OF RECORD
PAUL GUPTILL
PO BOX 587
BARRINGTON, NH 03825

ABUTTERS

TAX MAP/LOT
239-0017

OWNER OF RECORD
CALF WOODS SUBDIVISION
COMMON LAND

239-0018

PERRA ANTHONY & TRICIA
40 RED FOX LN
BARRINGTON, NH 03825

239-0019

CAVANAUGH ARTHUR III & MEGHAN
30 RED FOX LN
BARRINGTON, NH 03825

239-0020

ROGERS TERRY A TRS REV TR
24 RED FOX LN
BARRINGTON, NH 03825

239-0021

ANGSUWAN-CASTLES SIRIMA &
CASTLES JOHN R
14 RED FOX LN
BARRINGTON, NH 03825

239-0022

AUGER STEVEN & JENNIFFER TRYSTE
OF AUGER FAMILY REV TRUST
8 RED FOX LN
BARRINGTON, NH 03825

239-0023

ATKINSON NICHOLE & DROLET DENISE
27 ROGERS RUN
BARRINGTON, NH 03825

239-0024

CASE EARL & ELAINE
37 ROGERS RUN
BARRINGTON, NH 03825

239-0025

KADARIYA RAM KUMAR & SUJATA
41 ROGERS RUN
BARRINGTON, NH 03825

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**ABUTTERS LIST
FOR
NH- 1443 JOE FALZONE/ PAUL GUPTILL- BARRINGTON NH
DATE August 15, 2022**

250-0093	MORLEY LINNEA ANNE 286 MALLEGO RD BARRINGTON, NH 03825
250-0094	GITTINGS JOSEPH R & ERIC A 127 DEPOT RD EAST KINGSTON, NH 03827
250-0125	ROGER JAKE T & SARAH N 247 MALLEGO RD BARRINGTON, NH 03825
250-0126	ROGER JAKE T & SARAH N 247 MALLEGO RD BARRINGTON, NH 03825
250-0127	HARMON MICHAEL & WENDY 257 MALLEGO RD BARRINGTON, NH 03825
250-0128	KEYES NATHAN & NATALIE 265 MALLEGO RD BARRINGTON, NH 03825
250-0129	HALSTEAD CHARLES & JENNIE 293 MALLEGO RD BARRINGTON, NH 03825

PROFESSIONALS

ENGINEERING FIRM	BEALS ASSOCIATES, PLLC. 70 PORTSMOUTH AVE. 3 RD FLOOR STRATHAM, NH 03885
SOIL SCIENTIST	GZA Geo Environmental 5 COMMERCE PARK N #201, BEDFORD, NH 03110
SURVEYOR	DOUCET SURVEY, INC. 102 KENT PLACE NEWMARKET, NH 03857
DEVELOPER	JOE FALZONE 7B EMERY LANE STRATHAM, NH 03885

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TEST PIT EVALUATION REPORT
Mallego Road, Tax Map 239, Lot 34&35
Barrington, New Hampshire

File No. 04.0191442.00

Evaluated by: James H. Long, CSS Designer: 988

Date: 7/29/22

Test Pit No. 1 NOTES: Top soil removed

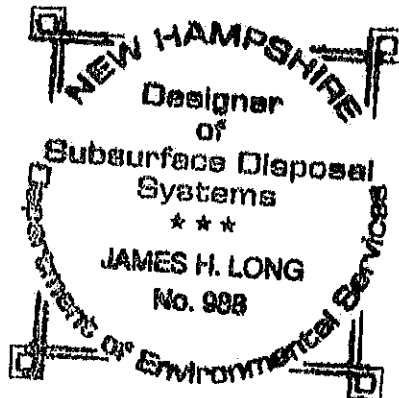
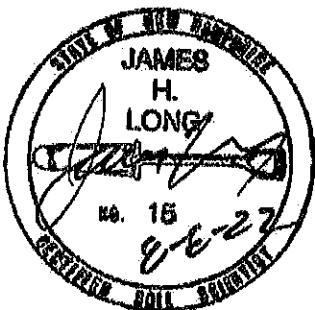
Depth (inches)	Description
0-24	10YR5/6 Yellowish brown, fine sandy loam, granular, friable
24-40	10YR5/4 Yellowish brown, coarse sand, single grain, loose
40-60	10YR6/4 Light yellowish brown, cobbly gravelly course sand, single grain, loose

Estimated Seasonal High Water Table @	none	inches	Observed Water Table @	none	inches
Restrictive @	none	inches	Roots @	30	inches
Refusal @	none	inches			
Percolation Rate =	2	Minutes / Inch @ 30			

Test Pit No. 2 NOTES: Top soil removed

Depth (inches)	Description
0-20	10YR5/6 Yellowish brown, gravelly loamy sand, granular, friable
20-40	10YR5/4 Yellowish brown, sand, single grain, loose
40-62	10YR6/4 Light yellowish brown, fine sand, granular, friable

Estimated Seasonal High Water Table @	none	inches	Observed Water Table @	none	inches
Restrictive @	none	inches	Roots @	36	inches
Refusal @	none	inches			
Percolation Rate =	2	Minutes / Inch @ 30			



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Mallego Road, Tax Map 239, Lot 34&35
Barrington, New Hampshire

File No. 04.0191442.00

Evaluated by: James H. Long, CSS Designer: 988

Date: 7/29/22

Test Pit No. 3 NOTES: Top soil removed

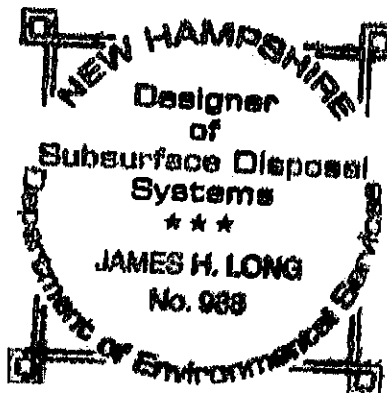
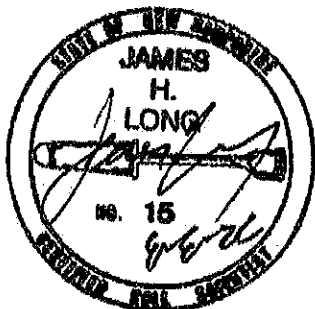
Depth (Inches)	Description
0-26	10YR5/6 Yellowish brown, fine sandy loam, granular, friable
26-38	10YR5/4 Yellowish brown, loamy sand, granular, friable
38-62	2.5Y5/4 Light olive brown, cobbly gravelly course sand, single grain, loose

Estimated Seasonal High Water Table @	none	inches	Observed Water Table @	62	inches
Restrictive @	none	inches	Roots @	30	inches
Refusal @	none	inches			
Percolation Rate =	2	Minutes / Inch @ 30			

Test Pit No. 4 NOTES:

Depth (inches)	Description
^0-4	10YR4/4 Dark yellowish brown, fine sandy loam, granular, friable
4-18	10YR6/4 Light yellowish brown, very fine sand, granular, friable
18-32	10YR6/4 Light yellowish brown, fine sand, granular, friable
32-62	2.5Y5/4 Light olive brown, very fine sand, granular, friable

Estimated Seasonal High Water Table @	32	inches	Observed Water Table @	none	inches
Restrictive @	none	inches	Roots @	16	inches
Refusal @	none	inches			
Percolation Rate =	5	Minutes / Inch @ 32			



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Evaluated by: James H. Long, CSS Designer: 988

Date: 7/29/22

Test Pit No. 5 NOTES:

Depth (inches) Description

^0-6 2.5Y3/3 Dark olive brown, gravelly loamy sand, granular, friable
6-18 10YR4/3 Brown, gravelly sand, single grain, loose
18-30 10YR5/4 Yellowish brown, sand, single grain, loose
30-62 2.5Y5/3 Light olive brown, sand, single grain, loose, with
 2.5Y6/2 Light brownish gray and 7.5YR4/6 Strong brown redoximorphic features

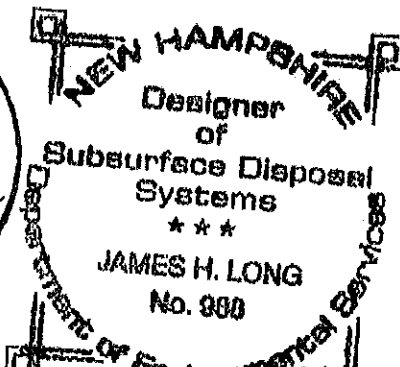
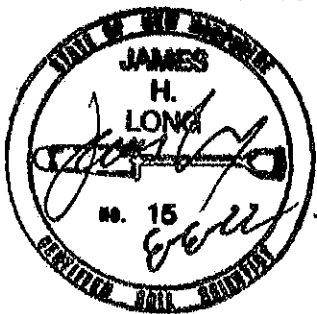
Estimated Seasonal High Water Table @	30	inches	Observed Water Table @	none	inches
Restrictive @	none	inches	Roots @	20	inches
Refusal @	none	inches			
Percolation Rate =	2	Minutes / Inch @ 30			

Test Pit No. 6 NOTES:

Depth (inches) Description

^0-8 2.5Y3/3 Dark olive brown, gravelly loamy sand, granular, friable
8-24 2.5Y4/4 Olive brown, cobbly gravelly loamy sand, single grain, loose
24-36 2.5Y5/4 Light olive brown, cobbly gravelly loamy sand, single grain, loose
36-60 2.5Y5/3 Light olive brown, cobbly gravelly loamy sand, single grain, loose, with
 2.5Y6/2 Light olive brown and 7.5YR4/6 Strong brown redoximorphic features

Estimated Seasonal High Water Table @	36	inches	Observed Water Table @	none	inches
Restrictive @	none	inches	Roots @	16	inches
Refusal @	none	inches			
Percolation Rate =	2	Minutes / Inch @ 32			



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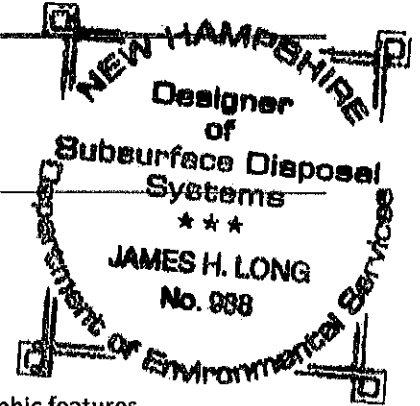
File No. 04.0191442.00

Evaluated by: James H. Long, CSS Designer: 988

Date: 7/29/22

Test Pit No. 7 NOTES:

Depth (Inches)	Description
^0-4	2.5Y3/3 Dark olive brown, gravelly loamy sand, granular, friable
4-16	10YR4/4 Dark yellowish brown, gravelly sand, single grain, loose
16-32	10YR5/3 Brown, gravelly sand, single grain, loose with 2.5Y6/2 Light brownish gray and 7.5YR4/6 Strong brown redoximorphic features
32-60	2.5Y5/3 Light olive brown, coarse sand, single grain, loose, with 2.5Y6/2 Light brownish gray and 7.5YR4/6 Strong brown redoximorphic features

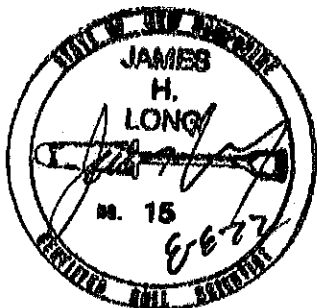


Estimated Seasonal High Water Table @	16	inches	Observed Water Table @	54	inches
Restrictive @	none	inches	Roots @	20	inches
Refusal @	none	inches			
Percolation Rate =	2	Minutes / Inch @ 32			

Test Pit No. 8 NOTES:

Depth (Inches)	Description
^0-8	2.5Y5/3 Light olive brown, gravelly loamy sand, granular, friable
8-24	2.5Y5/4 Light olive brown, gravelly loamy sand, single grain, loose
24-40	2.5Y5/4 Light olive brown, sand, single grain, loose
40-54	2.5Y5/3 Light olive brown, sand, single grain, loose, with 2.5Y6/2 Light brownish gray and 7.5YR4/6 Strong brown redoximorphic features

Estimated Seasonal High Water Table @	40	inches	Observed Water Table @	54	inches
Restrictive @	none	inches	Roots @	16	inches
Refusal @	none	inches			
Percolation Rate =	2	Minutes / Inch @ 30			



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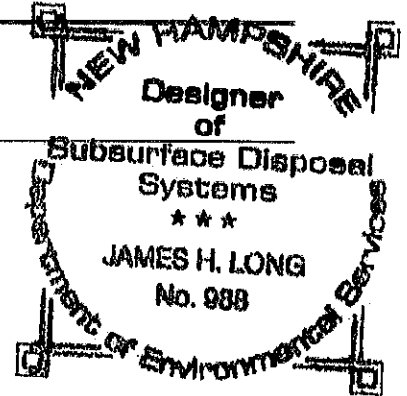
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Evaluated by: James H. Long, CSS Designer: 988

Date: 7/29/22

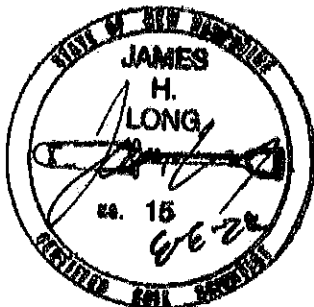
Test Pit No.	9	NOTES:	In pit
Depth (inches)	Description		
^0-12	2.5Y3/3 Dark olive brown, loamy fine sand, granular, friable		
12-24	2.5Y5/4 Light olive brown, gravelly loamy sand, single grain, loose		
24-44	2.5Y6/4 Light yellowish brown, gravelly loamy sand, single grain, loose		
44-88	2.5Y6/3 Light yellowish brown, coarse sand, single grain, loose		



Estimated Seasonal High Water Table @	44	inches	Observed Water Table @	84	inches
Restrictive @	none	inches	Roots @	16	inches
Refusal @	none	inches			
Percolation Rate =	2	Minutes / Inch @ 30			

Test Pit No.	10	NOTES:	In pit
Depth (inches)	Description		
^0-6	2.5Y3/3 Dark olive brown, fine sandy loam, granular, friable		
6-30	2.5Y5/4 Light olive brown, cobbly gravelly coarse sand, single grain, loose		
30-60	2.5Y6/3 Light yellowish brown, cobbly gravelly coarse sand, single grain, loose, with 2.5Y6/2 Light brownish gray and 7.5YR4/6 Strong brown redoximorphic features		

Estimated Seasonal High Water Table @	30	inches	Observed Water Table @	none	inches
Restrictive @	none	inches	Roots @	20	inches
Refusal @	none	inches			
Percolation Rate =	2	Minutes / Inch @ 30			



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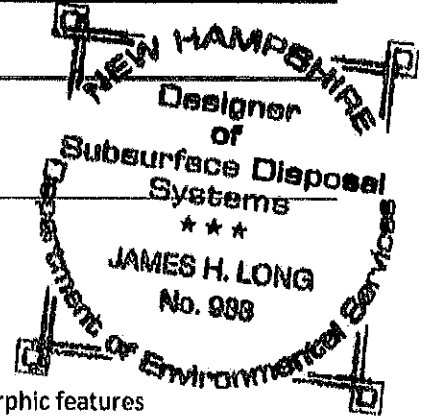
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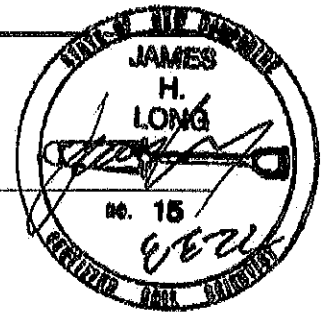
Date: 7/29/22

Test Pit No.	11	NOTES:
Depth (Inches)	Description	
^0-4	2.5Y3/3 Dark olive brown, fine sandy loam, granular, friable	
4-32	2.5Y5/4 Light olive brown, fine sand, granular, friable	
32-56	2.5Y5/3 Light olive brown, sand, single grain, loose	
	2.5Y6/2 Light brownish gray and 7.5YR4/6 Strong brown redoximorphic features	
56-66	2.5Y5/3 Light olive brown, fine sand, granular, friable, with	
	2.5Y6/2 Light brownish gray and 7.5YR4/6 Strong brown redoximorphic features	



Estimated Seasonal High Water Table @	32	Inches	Observed Water Table @	none	Inches
Restrictive @	none	Inches	Roots @	20	Inches
Refusal @	none	Inches			
Percolation Rate =	3	Minutes / Inch @ 30			

Test Pit No.	12	NOTES:
Depth (Inches)	Description	
0-12	10YR5/4 Dark grayish brown, gravelly sand, single grain, loose	
12-40	2.5Y5/3 Yellowish brown, gravelly sand, single grain, loose, with	
	2.5Y6/2 Light brownish gray and 7.5YR5/6 Strong brown redoximorphic features	
40-48	7.5YR4/4 Brown, sand, single grain, loose with	
	7.5YR 4/6 Strong brown redoximorphic features	



Estimated Seasonal High Water Table @	12	Inches	Observed Water Table @	36	Inches
Restrictive @	none	Inches	Roots @	16	Inches
Refusal @	48	Inches			
Percolation Rate =	3	Minutes / Inch @ 30			

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TEST PIT EVALUATION REPORT
Mallego Road, Tax Map 239, Lot 34&35
Barrington, New Hampshire

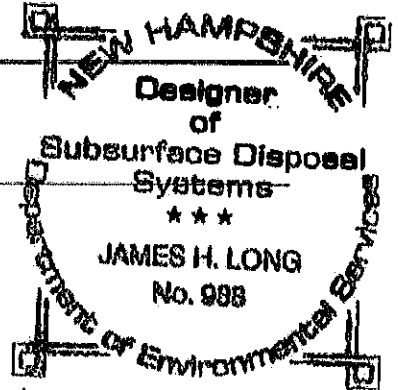
File No. 04.0191442.00

Evaluated by: James H. Long, CSS Designer: 988

Date: 7/29/22



Test Pit No. 12A NOTES: Up slope near bank from TP12



Depth (Inches)	Description
2-0	Forest mat
0-4	10YR3/3 Dark brown, loamy fine sand, granular, friable
4-32	10YR4/6 Dark yellowish brown, gravelly loamy sand, granular, friable
32-72	10YR4/4 Dark yellowish brown, cobbly gravelly coarse sand, single grain, loose

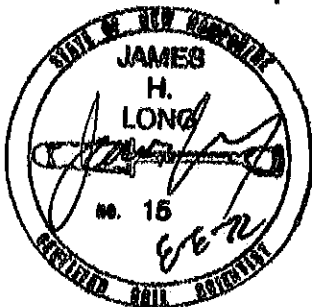
Estimated Seasonal High Water Table @	none	inches	Observed Water Table @	none	inches
Restrictive @	none	inches	Roots @	40	inches
Refusal @	none	inches			
Percolation Rate =	2	Minutes / Inch @ 30			



Test Pit No. 13 NOTES:

Depth (inches)	Description
0-32	10YR5/4 Yellowish brown, gravelly coarse sand, single grain, loose
32-60	2.5Y5/3 Light olive brown, sand, single grain, loose, with 2.5Y6/2 Light brownish gray and 7.5YR4/6 Strong brown redoximorphic features

Estimated Seasonal High Water Table @	32	inches	Observed Water Table @	none	inches
Restrictive @	none	inches	Roots @	12	inches
Refusal @	none	inches			
Percolation Rate =	2	Minutes / Inch @ 30			



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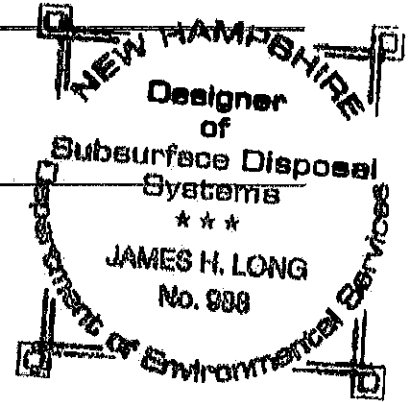
TEST PIT EVALUATION REPORT
Mallego Road, Tax Map 239, Lot 34&35
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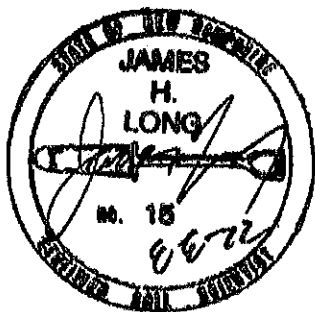
Test Pit No.	14	NOTES: Edge of pit
Depth (inches)	Description	
0-4	10YR3/3 Dark brown, fine sandy loam, granular, friable	
4-16	10YR5/4 Yellowish brown, gravelly loamy sand, granular, friable	
16-48	10YR5/4 Yellowish brown, gravelly loamy sand, single grain, loose	
48-62	2.5Y5/4 Light olive brown, gravelly loamy sand, single grain, loose	



Estimated Seasonal High Water Table @	none	inches	Observed Water Table @	none	inches
Restrictive @	none	inches	Roots @	24	inches
Refusal @	none	inches			
Percolation Rate =	2	Minutes / Inch @ 30			

Test Pit No.	15	NOTES:
Depth (inches)	Description	
2-0	Forest mat	
0-4	10YR3/3 Dark brown, fine sandy loam, granular, friable	
4-30	10YR4/6 Dark yellowish brown, loamy fine sand, granular, friable	
30-60	2.5Y5/4 Light olive brown, gravelly sand, single grain, loose	

Estimated Seasonal High Water Table @	60	inches	Observed Water Table @	none	inches
Restrictive @	none	inches	Roots @	28	inches
Refusal @	none	inches			
Percolation Rate =	2	Minutes / Inch @ 30			



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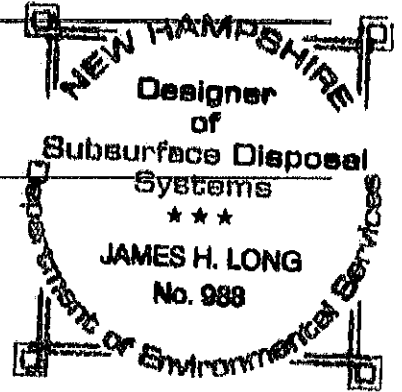
TEST PIT EVALUATION REPORT
Mallego Road, Tax Map 239, Lot 34&35
Barrington, New Hampshire

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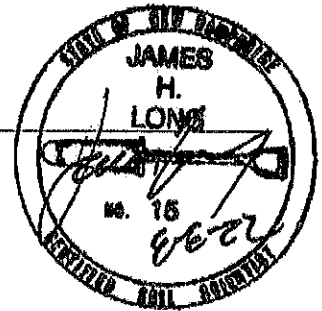
Date: 7/29/22

Test Pit No.	16	NOTES:
Depth (inches)	Description	
2-0	Forest mat	
0-4	10YR3/3 Dark brown, fine sandy loam, granular, friable	
4-18	10YR4/6 Dark yellowish brown, loamy sand, granular, friable	
18-48	10YR5/4 Yellowish brown, sand, single grain, loose	
48-60	2.5Y5/3 Light olive brown, fine sand, granular, friable, with 2.5Y6/2 Light brownish gray and 7.5YR4/6 Strong brown redoximorphic features	



Estimated Seasonal High Water Table @	48	inches	Observed Water Table @	none	inches
Restrictive @	none	inches	Roots @	32	inches
Refusal @	60	inches			
Percolation Rate =	2	Minutes / Inch @ 30			

Test Pit No.	17	NOTES:
Depth (Inches)	Description	
2-0	Forest mat	
0-4	10YR3/3 Dark brown, fine sandy loam, granular, friable	
4-32	10YR5/6 Yellowish brown, fine sandy loam, granular, friable	
32-56	2.5Y5/4 Light olive brown, gravelly coarse sand, single grain, loose	
56-64	2.5Y5/3 Light olive brown, very fine sand, granular, friable, with 2.5Y6/2 Light brownish gray and 7.5YR4/6 Strong brown redoximorphic features	



Estimated Seasonal High Water Table @	56	inches	Observed Water Table @	none	inches
Restrictive @	none	inches	Roots @	36	inches
Refusal @	none	inches			
Percolation Rate =	2	Minutes / Inch @ 30			

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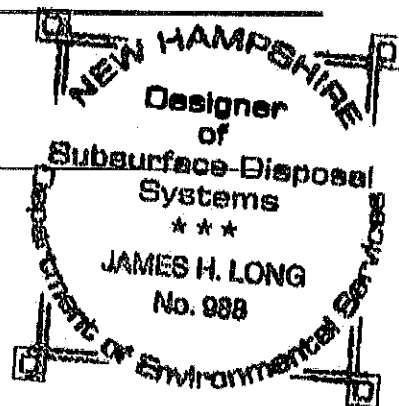
TEST PIT EVALUATION REPORT
Mallego Road, Tax Map 239, Lot 34&35
Barrington, New Hampshire

File No. 04.0191442.00

Evaluated by: James H. Long, CSS Designer: 988

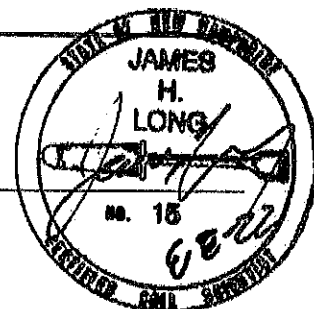
Date: 7/29/22

Test Pit No.	18	NOTES:
Depth (inches)	Description	
2-0	Forest mat	
0-4	10YR3/3 Dark brown, fine sandy loam, granular, friable	
4-32	10YR5/6 Yellowish brown, loamy sand, granular, friable	
32-54	2.5Y5/4 Light olive brown, gravelly coarse sand, single grain, loose	
54-62	2.5Y5/3 Light olive brown, very fine sand, granular, friable, with 2.5Y6/2 Light brownish gray and 7.5YR4/6 Strong brown redoximorphic features	



Estimated Seasonal High Water Table @	54	inches	Observed Water Table @	none	inches
Restrictive @	none	inches	Roots @	36	inches
Refusal @	none	inches			
Percolation Rate =	2	Minutes / Inch @ 32			

Test Pit No.	19	NOTES:
Depth (inches)	Description	
0-6	2.5Y6/3 Light yellowish brown, very fine sand, granular, friable	
6-24	2.5Y5/4 Light olive brown, gravelly coarse sand, single grain, loose	
24-42	10YR5/3 Brown, gravelly coarse sand, single grain, loose, with 2.5Y6/2 Light brownish gray and 7.5YR4/6 Strong brown redoximorphic features	
42-62	2.5Y5/3 Light olive brown, gravelly coarse sand, single grain, loose, with 2.5Y6/2 Light brownish gray and 7.5YR4/6 Strong brown redoximorphic features	



Estimated Seasonal High Water Table @	24	inches	Observed Water Table @	60	inches
Restrictive @	none	inches	Roots @	16	inches
Refusal @	none	inches			
Percolation Rate =	2	Minutes / Inch @ 30			

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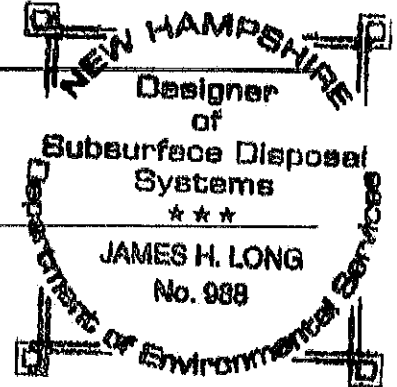
Date: 7/29/22

Test Pit No. 20 NOTES: Top soil removed

Depth (Inches) **Description**

0-16 10YR5/6 Yellowish brown, fine sand, granular, friable
 16-24 2.5Y5/4 Light olive brown, sand, single grain, loose
 24-64 2.5Y5/3 Light olive brown, gravelly coarse sand, single grain, loose
 2.5Y6/2 Light brownish gray and 7.5YR4/6 Strong brown redoximorphic features

Estimated Seasonal High Water Table @	24	inches	Observed Water Table @	60	inches
Restrictive @	none	inches	Roots @	12	inches
Refusal @	none	inches			
Percolation Rate =	2	Minutes / Inch @ 30			

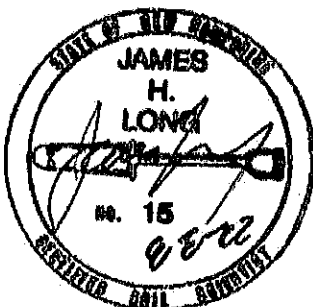


Test Pit No. 21 NOTES:

Depth (Inches) **Description**

0-10 2.5Y3/3 Dark olive brown, gravelly loamy sand, granular, friable
 10-24 2.5Y5/4 Light olive brown, cobbly gravelly coarse sand, single grain, loose
 24-62 2.5Y5/3 Light olive brown, cobbly gravelly coarse sand, single grain, loose, with
 2.5Y6/2 Light brownish gray and 7.5YR4/6 Strong brown redoximorphic features

Estimated Seasonal High Water Table @	24	inches	Observed Water Table @	none	inches
Restrictive @	none	inches	Roots @	20	inches
Refusal @	none	inches			
Percolation Rate =	2	Minutes / Inch @ 30			



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