

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

November 15, 2022

Barrington Planning Board
Attn. Andrew Knapp, Chairman
333 Calef Highway
Barrington, NH 03825

**RE: Section 9.6 Application
Rock Iron Repair
Calef Highway, Barrington, NH
Tax Map 265, Lot 11 & 12
JBE Project No. 21206**

Dear Mr. Knapp,

Jones & Beach Engineers, Inc., respectfully submits a Site Plan Application for the above-referenced parcel on behalf of our client, Jeff Sullivan. The intent of this project is to construct a commercial welding and repair facility on Town of Barrington Tax Map 265, Lots 11 and 12. The proposed development will contain one 3,480 sq.ft. building, one 3,600 sq.ft. building to be developed in the future, associated parking, drainage, and utilities. This project will be serviced by on site sewer and water.

The proposed project requires a wetland buffer impact of 1,598 sq.ft. in order to install the required gravel drive and drainage swale on the south-side of the proposed building. A wetland buffer impact of 1,396 sq.ft. was previously approved for this project. The increase in wetland buffer impact was required due to the Fire Department requirement that the driveway width be increased to 20'. This issue was previously discussed with the Planning Board, but a formal vote to allow the increase was not conducted.

The following items are provided in support of this Application:

1. Section 9.6 Application
2. Current Deed.
3. Letter of Authorization.
4. Abutters List & Mailing Labels (3 sets).
5. Tax Map.
6. Fee Check in the amount of \$281
7. Three (3) Site Plans.
8. Twelve (12) 11"x17" Plans.

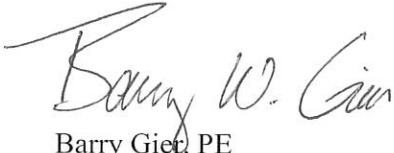
If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

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LAND USE OFFICE

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Barry Gier, PE
Vice President

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LAND USE OFFICE

JONES & BEACH
ENGINEERS INC.



FEEES:
 Application \$150.00 Public Notice: 75.00 per submission
 Abutters @ _____ X \$7.00 each= _____ Other _____

Total Received: \$ _____ Cash _____ Check# _____
 Date Received _____

**SECTION 9.6 APPLICATION FOR SPECIAL PERMIT FOR CONSTRUCTION
 IN WETLAND BUFFER
 TOWN OF BARRINGTON
 PO Box 660; 333 Calef Highway
 Barrington, New Hampshire 03825**

A SPECIAL USE PERMIT allows the Town of Barrington to consider special uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a wetlands buffer in the Wetlands Protection District Overlay, but rather only by a special use permit. A public hearing is required.

Is the proposed use permitted by right in the appropriate base zoning district? (See Table 1, Table of Uses, located in the town zoning ordinance)

- If yes, then proceed with the below criteria for a Special Use Permit pursuant to Section 9.6.
- If, on the other hand, the proposed use requires a conditional use permit, a special exception, or a variance, you must obtain that permit or approval before seeking a Special Use Permit pursuant to Section 9.6.

This application applies only to uses proposed in the Wetlands Protection District Overlay that violate the required wetland buffer. There is a separate application for a Conditional Use Permit pursuant to Section 3.4, which is also available in the town Land Use Office.

Is the proposed use related to a Site Plan or Subdivision Application? Yes x No _____

Name of Project Rock Iron Repair

Address of Property Calef Highway

Tax Map 265 Lot 11 & 12 Zoning District(s) RC Overlay Aquifer Total Area of Site 3.494 Acres

Name of Applicant/Agent Jeffrey Sullivan

Mailing Address of Applicant/Agent 224 Old Turnpike Road, W. Nottingham, NH 03291

Telephone: 603-817-1030 Email: rockironrepair@yahoo.com Fax: _____

Name of Property Owner Same as Applicant

Mailing Address of Property Owner _____

Telephone: Email: Fax:

Letter of Authorization Provided x

Signature of Owner *Samy W. Gira* For Owner

Deed Provided x

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Describe in detail all existing uses and structures on the subject property (You may attach a separate typed sheet):

Site is currently undeveloped.

Size of Impact 1,598 S.F.

Describe in detail all proposed uses, structures, construction, or modifications requiring a Special Use Permit.

Buffer impacts required for construction of a gravel drive around building and drainage swale to collect and treat stormwater.

Describe in detail how the following standards of the Town of Barrington Zoning Ordinance under Section 9.6 "Special Permit for Construction in a Wetlands Buffer" have been satisfied by your proposal. (You may attach a separate sheet.)

1. The proposed use is in keeping with the intent and purposes set forth in the zoning ordinance as permitted in the base zoning district (See Table 1, Table of Uses, located in the zoning ordinance). If the base zoning district requires a conditional use permit or special exception for the proposed use, one must already have been obtained; or if the proposed use is not listed on the Table of Uses or is listed but not permitted, one must already have obtained a variance.

The proposed Industrial use is allowed in the RC Zone.

2. After a review of all reasonable alternatives, it is determined to be infeasible to place the proposed structure or use outside of the buffer zone.

Impacts are required to effectively utilize the lot due to the size and shape of the existing lot.

3. The proposed structure or use must be set back as far as possible from the delineated edge of the wetland or surface water.

Structures and grading have been located as to minimize wetland buffer impacts.

4. Appropriate erosion control measures must be in place prior to and during construction.

Erosion control measures have been included in the design.

5. Any disturbance to the surrounding buffer zone must be repaired and restored upon completion of construction.

Notes regarding restoration are included in the overall plan set.

6. All available mitigation measures to address changes in water quality and quantity be implemented, along with design and construction methods to minimize adverse impacts, if required by the Planning Board.

All stormwater is directed to treatment feature prior to discharge from the site.

Statement of Assurance and Agreement:

I hereby certify that to the best of my knowledge this submitted application information is true and correct. All proposed development will be in conformance with the information contained on the application and in the approved plan as well as the provisions of the Town of Barrington ordinances and regulations.

The Owner/Agent, by filing an application, hereby grants permission for members of the Board and staff to enter onto the subject property for the purposes of this review.

[Handwritten Signature]
Applicant/Agent Signature *10/14/22*
Date

Owner Signature Date

Owner Signature Date
[Handwritten Signature] *11/15/2022*
Staff Signature Date

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Letter of Authorization

I, Jeff Sullivan, P.O Box 144, 224 Old Turnpike Road, West Nottingham, NH 03291, developer of property located in Barrington, NH, known as Tax Map 265, Lot 11 & 12, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on Calef Highway in Barrington, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Witness



Jeff Sullivan

8-23-21
Date

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LAND USE OFFICE

JONES & BEACH
ENGINEERS INC.

Return to:
 Jeffrey Sullivan
 224 Old Turnpike Road
 West Nottingham, NH 03291

E-Doc # 210016143
 Book 4940 Page 414

08/10/2021 08:58:00 AM
 Page 1 of 2

Catherine A. Berube
 Register of Deeds, Strafford County
 LCHIP STA183975 25.00
 TRANS TAX ST855510 825.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Jay Floyd, Married, Trustee of the Green Tree Trust**, of 24 Mitchell Road, Lee, NH 03861-6320, for consideration paid grants to **Jeffrey Sullivan**, of 224 Old Turnpike Road, West Nottingham, NH 03291, with **WARRANTY COVENANTS**:

A certain lot or parcel of land, with the buildings thereon, located on the westerly side of Route 125, also known as Calef Highway, in the Town of Barrington, County of Strafford, shown as Lot #2 on a plan titled, "Subdivision Plan of Harry Goodstein, Barrington, NH," dated June 1987, drawn by Frederick E. Drew, licensed land surveyor, approved by the Barrington Planning Board on October 5, 1987, recorded in the Strafford County Registry of Deeds in File 32-2 (the "Plan"), being more particularly bounded and described as follows:

Beginning at an iron pin on the westerly side of Route 125 at property now or formerly of John and Alan Calef; thence running North 33° 06' 17" West 542.08 feet, more or less, along said Calef land to an iron pin and land now or formerly of Harry Goodstein; thence turning and running North 46° 14' 04" East 163.56 feet, more or less, along land now or formerly of Goodstein to an iron pin; thence turning and running South 33° 06' 17" East 453.33 feet, more or less, along land now or formerly of Goodstein to an iron pin and the westerly side of Route 125; thence turning and running South 20° 22' 45" West 200.00 feet, more or less, along the westerly side of Route 125 to the point of beginning. Containing 1.837 acres, more or less, according to the aforementioned Plan.

Meaning and intending to describe and convey the same premises conveyed to Jay Floyd, Trustee of Green Tree Trust, by virtue of a Deed from Patricia A. Goulet, dated June 10, 2005 and recorded at the Strafford County Registry of Deeds in Book 3203, Page 243.

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NOV 15 2022

RE: 2021-346-A

Page 1 of 2

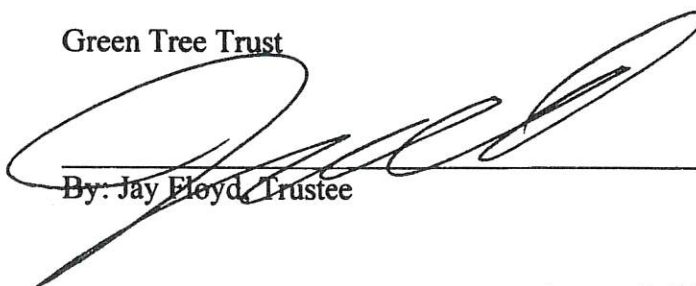
LAND USE OFFICE

The property is not the residence of the grantor or the grantor's spouse and is not subject to homestead rights.

The undersigned Trustee is the sole Trustee under **Green Tree Trust**, created under a certain **Declaration of Trust dated June 8, 2005**, and thereto has full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon, and pledge said property as security, held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any Trust asset paid to the Trustee as a conveyance thereof.

Executed this 9th day of August, 2021.

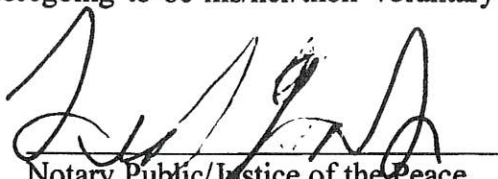
Green Tree Trust


By: Jay Floyd, Trustee

State of New Hampshire
County of Strafford

August 9, 2021

Then personally appeared before me on this 9th day of August, 2021, the said Jay Floyd, Trustee of the Green Tree Trust and acknowledged the foregoing to be his/her/their voluntary act and deed.


Notary Public/Justice of the Peace
Commission expiration:

LEO J. GAGNON, JR., Justice of the Peace
State of New Hampshire
My Commission Expires October 31, 2023

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NOV 15 2022

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Return to:
Jeffrey Sullivan
224 Old Turnpike Road
West Nottingham, NH 03291

E-Doc # 210016142
Book 4940 Page 412

08/10/2021 08:57:38 AM
Page 1 of 2

Catherine A. Berube
Register of Deeds, Strafford County
LCHIP STA183974 25.00
TRANS TAX ST855509 825.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Jay Floyd, Married, Trustee of the J & J Trust, of 24 Mitchell Road, Lee, NH 03861-6320, for consideration paid grants to Jeffrey Sullivan, of 224 Old Turnpike Road, West Nottingham, NH 03291, with WARRANTY COVENANTS:

A certain lot or parcel of land situated in the Town of Barrington, County of Strafford and State of New Hampshire, bounded and described as follows:

Beginning on the westerly side of the Calef Road at an iron pipe at the southeasterly corner of land now or formerly of Frank Caldwell; thence running southerly by said Calef Road a distance of 300 feet to an iron pipe; thence turning and running westerly by land of now or formerly of the Town of Barrington a distance of 300 feet to an iron pipe; thence running northerly by other land now or formerly of the Town of Barrington a distance of 300 feet to the point of beginning.

Meaning to describe the same premises in the Foreclosure Deed of John M. Calef and Alan D. Calef, dated September 13, 2005 and recorded in Book 3243, Page 456 of the Strafford County Registry of Deeds.

Meaning and intending to describe and convey the same premises conveyed to Jay Floyd, Trustee of J & J Trust, by virtue of a Deed from John M. Calef and Alan D. Calef, dated July 13, 2005 and recorded at the Strafford County Registry of Deeds in Book 3243, Page 456.

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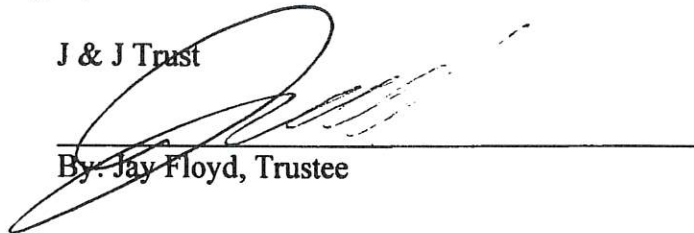
LAND USE OFFICE

The property is not the residence of the grantor or the grantor's spouse and is not subject to homestead rights.

The undersigned Trustee is the sole Trustee under **J & J Trust**, created under a certain **Declaration of Trust dated June 8, 2005**, and thereto has full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon, and pledge said property as security, held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any Trust asset paid to the Trustee as a conveyance thereof.

Executed this 9th day of August, 2021.

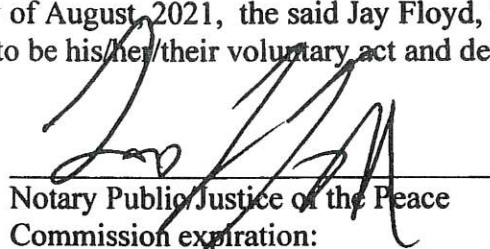
J & J Trust


By: Jay Floyd, Trustee

State of New Hampshire
County of Strafford

August 9, 2021

Then personally appeared before me on this 9th day of August, 2021, the said Jay Floyd, Trustee of the J & J Trust and acknowledged the foregoing to be his/hers/their voluntary act and deed.


Notary Public/Justice of the Peace
Commission expiration:

LEO J. GAGNON, JR., Justice of the Peace
State of New Hampshire
My Commission Expires October 31, 2023

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100 feet Abutters List Report

Barrington, NH
November 14, 2022

Subject Properties:

Parcel Number: 265-0011
CAMA Number: 265-0011
Property Address: CALEF HWY

Mailing Address: SULLIVAN JEFFREY
224 OLD TURNPIKE RD
WEST NOTTINGHAM, NH 03291

Parcel Number: 265-0012
CAMA Number: 265-0012
Property Address: CALEF HWY

Mailing Address: SULLIVAN JEFFREY
224 OLD TURNPIKE RD
WEST NOTTINGHAM, NH 03291

Abutters:

Parcel Number: 263-0013
CAMA Number: 263-0013
Property Address: CALEF HWY

Mailing Address: BARRINGTON TOWN OF TAMPOSI
EASEMENT
PO BOX 660 333 CALEF HWY
BARRINGTON, NH 03825

Parcel Number: 265-0002
CAMA Number: 265-0002
Property Address: 1205 CALEF HWY

Mailing Address: BURBY MARTIN & JACQUELYN
8 ROBERTS RD
DOVER, NH 03820

Parcel Number: 265-0003
CAMA Number: 265-0003
Property Address: 1215 CALEF HWY

Mailing Address: CAF REALTY LLC
PO BOX 874
DURHAM, NH 03824

Parcel Number: 265-0004
CAMA Number: 265-0004
Property Address: 1227 CALEF HWY

Mailing Address: JOHNSON ROMAIN MICHAEL & SHELL
1227 CALEF HWY
BARRINGTON, NH 03825

Parcel Number: 265-0005
CAMA Number: 265-0005
Property Address: 1229 CALEF HWY

Mailing Address: WILSON GARRY A
1229 CALEF HWY
BARRINGTON, NH 03825

Parcel Number: 265-0013
CAMA Number: 265-0013
Property Address: 1210 CALEF HWY

Mailing Address: RANDY LAHEY PROPERTIES LLC
125 HIGH RD
LEE, NH 03861

JONES & BEACH ENGINEERS, INC., ATTN. BARRY GIER, P.E., PO BOX 219, STRATHAM, NH 03885

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www.cai-tech.com

11/14/2022

The property data available on this site is updated periodically. The Town of Barrington makes no warranties with regard to its accuracy or completeness and assumes no liability associated with the use of this data.

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