

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: 223-26-58 & 59-RC-22-SR Project Name: St. Hilaire Motorsports Date: 3/16/2022

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: St.Hilaire Motorsports Site plan Area (Acres or S.F) 8.8 ac

Project Address: Route 125 /Calef Highway

Current Zoning District(s): Regional Commercial Map(s) 223 Lot(s) 26-58 & 59

Request: Commercial Site plan application for Motor sport Business.

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): Josh St.Hilaire
 Company St.Hilaire Motorsports
 Phone: 948-1015 Fax: _____ E-mail: Josh@Sthilairemotorsports.com
 Address: 9 Brittany Lane, Barrington, 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: [Signature]
 Staff Signature: [Signature]

Applicant Signature: [Signature]
 Date: 03/15/2022

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BA
BEALS
ASSOCIATES, PLLC
Land Planning, Civil Engineering
Landscape Architecture * Septic Design & Evaluation
Stratham, NH

70 Portsmouth Avenue
3rd Floor
Stratham, N.H. 03885
Phone: (603)-583-4860
Fax: (603)-583-4863

Barrington Planning Board,
PO Box 660
Barrington NH 03825

RE: Map 223 Lots 26-58 & 59, Route 125
Proposed Commercial Site plan

Dear Members:

We are working with Josh St.Hilaire of St.Hilaire Motorsports on a commercial lot within the Ridge at Greenhill Subdivision. The proposal consists of a 17,400 sf commercial building to include sales and service with a possible future 10,000 sf storage building and loading dock, with associated parking and display areas.

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

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

Very truly yours,
BEALS ASSOCIATES, PLLC

Scott D. Cole

Scott D. Cole
Senior Project Manager

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Applicant ST. HILAIRE Map/Lot# 50-59 Case# 223-26-58+59-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)
	Provided	NA	
Check the Appropriate Boxes below:			
Section I. General Requirements			
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 type="checkbox"/>	
7. Completed Application Checklist (2.5.1 (3))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Section II. General Plan Information			
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Pavement width dimensioned	<input checked="" type="checkbox"/>	<input 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	Site Review		Waiver(s)
	Provided	NA	
Check the Appropriate Boxes below:			
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 checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Visibility easement(s)	<input type="checkbox"/>	<input type="checkbox"/>	
h. Fire pond/cistern(s)	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	
a. Buildings (3.3 (21))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Wells (3.3 (16))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Septic systems (3.3 (16))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Stone walls (3.3 (16))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Paved drives (3.3 (16))	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Gravel drives (3.3 (16))	<input type="checkbox"/>	<input checked="" 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: _____

Signature of Developer: _____

Technical Review Signatures: _____

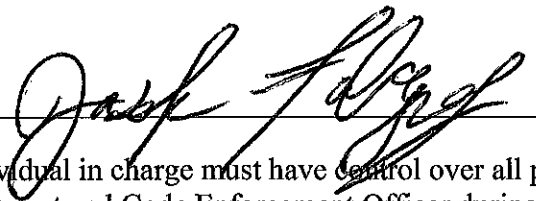
Town Engineer/Planner Approval Signature: _____ The owners, by the filing of this application as indicated above, hereby give permission for any member of the Barrington Planning Board, the Town Engineer, The Conservation Commission and such agents or employees of the Town or other person as the Planning 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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SITE REVIEW CHECKLIST

(Refusal to sign this permission form does not invalidate an application, but the Planning Board may not be able to make an informed decision regarding unseen lands with potential areas of concerns).

Signature of Owner: _____ 

Note: The developer/individual in charge must have control over all project work and be available to the Road Agent and Code Enforcement Officer during the construction phase of the project. The Road Agent and Code Enforcement Officer must be notified within two (2) working days of any change by the individual in charge of the project.

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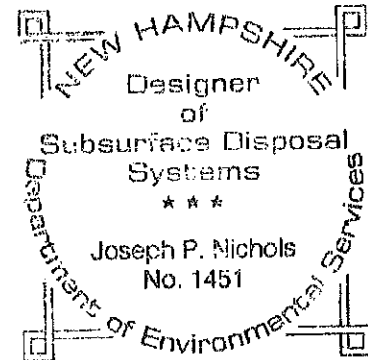
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Test Pits – NH-1144 – Barrington, NH Located Off Route 125 & Green Hill Road
 Conducted by Joseph P. Nichols - Beals Associates, PLLC - #1451 Date: 2/19/19
 Conducted by Christian O Smith - Beals Associates, PLLC - #1543 Date: 2/19/19 & 2/20/19

Test Pit # C5

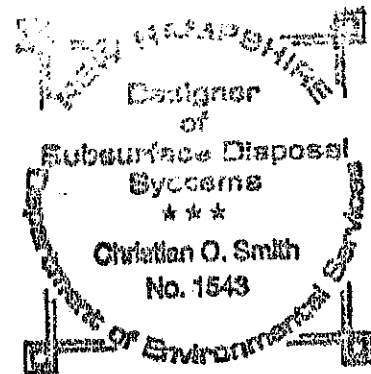
2" – 0"		Forest Mat
0" - 6"	10YR 3/3	Dark Brown, Fine Sandy Loam, Granular, Friable
6" - 14"	10YR 4/6	Dark Yellowish Brown, Fine Loamy Sand, Massive, Friable
14" – 24"	10YR 6/3	Pale Brown, Fine Loamy Sand, Massive, Friable
24" – 62"	2.5Y 6/2	Light Brownish Gray, Gravelly, Loamy Sand Massive, Firm W/ Redox



ESHWT = 24 Inches
 Roots to 24 Inches
 Observed Ground Water @ 54 Inches
 Restrictive @ 24 Inches
 Refusal - None
 (Perc Rate 6 MPI)

Test Pit # C6

2" – 0"		Forest Mat
0" - 8"	10YR 3/3	Dark Brown, Fine Sandy Loam, Granular, Friable
8" - 20"	10YR 4/6	Dark Yellowish Brown, Fine Loamy Sand, Massive, Friable
20" – 24"	10YR 5/3	Brown, Gravelly, Loamy Sand, Massive, Friable
24" – 64"	2.5Y 6/2	Light Brownish Gray, Gravelly, Loamy Sand Massive, Firm W/ Redox



ESHWT = 24 Inches
 Roots to 24 Inches
 Observed Ground Water @ 48 Inches
 Restrictive @ 24 Inches
 Refusal - None
 (Perc Rate 6 MPI)

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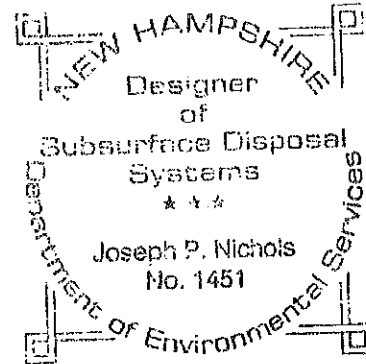
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Test Pits – NH-1144 – Barrington, NH Located Off Route 125 & Green Hill Road
 Conducted by Joseph P. Nichols - Beals Associates, PLLC - #1451 Date: 2/19/19
 Conducted by Christian O Smith - Beals Associates, PLLC - #1543 Date: 2/19/19 & 2/20/19

Test Pit # C7

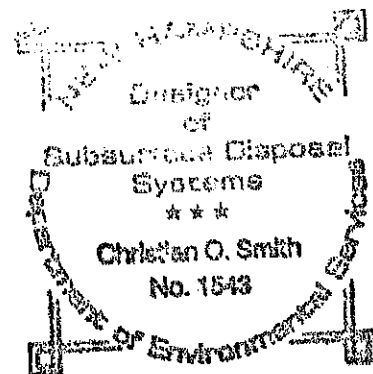
2" – 0"		Forest Mat
0" – 5"	10YR 4/4	Dark Yellowish Brown, Fine Sandy Loam, Granular, Friable
5" – 25"	10YR 5/4	Yellowish Brown, Fine Sandy Loam, Granular, Friable
25" – 68"	2.5Y 5/6	Light Olive Brown, Fine Loamy Sand Platy, Friable W/ Redox



ESHWT = 25 Inches
 Roots to 38 Inches
 Observed Ground Water - None
 Restrictive – None
 Refusal - None
 (Perc Rate 8 MPI)

Test Pit # C8

2" – 0"		Forest Mat
0" – 9"	10YR 4/4	Dark Yellowish Brown, Fine Sandy Loam, Granular, Friable
9" – 23"	10YR 5/6	Yellowish Brown, Fine Sandy Loam, Granular, Friable
23" – 44"	2.5Y 5/6	Light Olive Brown, Fine Loamy Sand, Blocky, Friable W/ Redox
44" – 68"	2.5Y 5/4	Light Olive Brown, Silt Loam Blocky, Firm W/ Redox




ESHWT = 23 Inches
 Roots to 30 Inches
 Observed Ground Water - None
 Restrictive @ 44 Inches
 Refusal - None
 (Perc Rate 8 MPI)

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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- C3 and C4, NH, consisting of 8.8 acres ±, do hereby authorize Beals Associates, PLLC, 70 Portsmouth Avenue, Stratham, NH, and Josh St.Hilaire of St.Hilaire Motorsports 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.



Witness



Owner Date 9/27/21

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