

# BA BEALS

ASSOCIATES, PLLC

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

Barrington Planning Board,  
Vanessa Price, Town Planner

June 10, 2022

Ref: St. Hilaire Motorsports, on Calef Highway.

Dear Members of the Board:

This is written to formalize requests for waiver specific to the referenced land development application.

Your petitioner seeks the following relief:

1. We respectfully request a waiver to the Town of Barrington Subdivision regulations Section 3.2.10, which requires all the project notes to be placed on the cover sheet. It is a standard practice to provide a clean cover sheet that includes a project title and all required permit numbers. We have provided the specific town notes as requested. The project data noted is in the plan set on the appropriate plans. We feel the waiver is justified, as this has been the standard in the past and has not been an issue.

Thank you for your consideration.

Very truly yours,  
BEALS ASSOCIATES, PLLC

*Scott Cole*

Scott D. Cole  
Senior Project Manager

*Christian Smith*

Christian O. Smith, PE  
Principal

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LAND USE OFFICE

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Stratham, NH

Barrington Planning Board,  
Vanessa Price, Town Planner

June 10, 2022

Ref: St. Hilaire Motorsports, on Calef Highway.

Dear Members of the Board:

This is written to formalize requests for waiver specific to the referenced land development application.

Your petitioner seeks the following relief:

1. We respectfully request a waiver to the Town of Barrington Subdivision regulations Section 4.12.2 General requirements for Medium level lighting, which requires a max. of 2.4 footcandles. The canopy area has been designed for display of recreational vehicles with flush mounted ceiling lights that exceed the allowed footcandle. In addition, small areas within the parking lot area are slightly higher directly under the fixture but the values meet the requirements outside the pavement. The lighting is down cast and is contained in the immediate vicinity.

We feel the waiver is justified, as the required amount of lighting is not sufficient for the proposed use and would not result in any light emitting onto abutting properties.

Thank you for your consideration.

Very truly yours,  
BEALS ASSOCIATES, PLLC

*Scott Cole*

Scott D. Cole  
Senior Project Manager

*Christian Smith*

Christian O. Smith, PE  
Principal

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TOWN PLANNING OFFICE

# BA BEALS

ASSOCIATES, PLLC

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

Barrington Planning Board,  
Vanessa Price, Town Planner

June 10, 2022

Ref: St. Hilaire Motorsports, on Calef Highway.

Dear Mr., Chairman & Members of the Board:

We are in receipt of a review letter from CMA Engineers, dated June 2, 2022 and we offer the following responses to the noted comments. Each comment is followed by our response in **bold**.

#### Article 3 Site Plan Specifications and Documents

3.5.10 The Landscaping Plan proposes minimal landscaping (mulched bed areas with decorative boulders, creeping fescue, and an area planted with wildflower mix) and do not propose any trees. The Regulations within this section, and subsections, are robust with respect to landscaping, tree planting, interior parking landscaping, etc. The applicant should address these regulations and demonstrate how the regulations are met.

**Response: The client had discussed this issue with the board at the last hearing specifically to the use of the property and the concerns of tree planting. At the recommendation of the board a low impact landscape design to include NHDOT wild flower mix and mulch beds has been provided.**

#### Article 4 Design and Construction Standards

4.6 Sewage Disposal:

4.6.1 The applicant should provide certifications from the Town and NHDES as required. The applicant indicates that this is forthcoming.

**Response: To be submitted when approved.**

4.7 Drainage:

**Response: To be submitted when approved.**

4.7.1 The applicant should provide certifications from the Town and NHDES as required. The applicant indicates that this is forthcoming.

**Response: To be submitted when approved.**

4.8.2 Driveways:

4.8.2(1) The applicant shall provide the NHDOT driveway permit as required. The applicant indicates that this is forthcoming.

**Response: To be submitted when approved.**

4.9 Off-Street Parking and Loading Standards

4.9.7 See comment on 3.5.10. The applicant should address these regulations and demonstrate how the regulations are met.

**Response: The calcs have been updated as required with correct data.**

4.10 Landscaping Design and Screening Standards:

4.10 The applicant should address these regulations and demonstrate how the regulations are met.

**Response: See prior response for landscaping.**

4.12 Outdoor Lighting Design Standards:

4.12 The applicant submitted a waiver from the lighting standards with respect to maximum lighting under the canopy on the basis that the exceedance is for display purposes, and the lighting is

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downcast and contained in the immediate vicinity. The Planning Board should consider this waiver request.

However, the 2.4 foot-candle maximum requirement is exceeded by other lighting fixtures on the site. The parking lot lighting maximum output is marginally higher than the Regulation, but it meets the 4:1 U-Ratio requirement, and the applicant could include this lighting in the waiver request. The building mounted lights have outputs greater than 3.0, so the applicant should propose lights with a lower output to comply with the Regulations.

**Response: This item has been discussed with the board and a waiver has been submitted for the lighting.**

**4.14 Traffic Impact Analysis and Mitigation Standards:**

**4.14.2 Applications creating 10,000 s.f. or more of non-residential floor space are required to provide a Full Traffic Impact Analysis.** The applicant has indicated that a traffic analysis is being coordinated with the State driveway permit application. However, the Regulations do not alleviate the applicant from providing the traffic analysis on a State-owned Road, so the Traffic Analysis should be provided or a waiver requested from this requirement.

**Response: This is being coordinated with the state and as stated will be provided prior to full approval as part of the driveway permit.**

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

Scott D. Cole  
Senior Project Manager

Christian O. Smith, PE  
Principal

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LW 6/10/2022