



December 1, 2023

Vanessa Price, Town Planner
Town of Barrington
4 Signature Drive
Barrington, NH 03825

**RE: Town of Barrington, Planning Board Services
Site Plan Review #2
49 Winkley Pond Rd (Tax Map 253, Lot 14)
CMA #1205.34**

Dear Ms. Price:

CMA Engineers has received the following information for site plan review of a proposed residential development at 49 Winkley Pond Road in Barrington, NH (Tax Map 253, Lot 14):

- 1) Major Site Plan Application and supporting materials, including Site Review Application Checklist, application narrative, and Waiver Request Form
- 2) Plans titled "Residential Site Plan for Hambone LLC," dated August 16, 2023, revised November 8, 2023, prepared by Berry Surveying & Engineering
- 3) Drainage Analysis, dated August 16, 2023, revised November 13, 2023, prepared by Berry Surveying & Engineering
- 4) Traffic Impact Memo, dated August 16, 2023, prepared by Berry Surveying & Engineering

We have reviewed the information submitted for conformance with Barrington Site Plan and Subdivision Regulations, NHDES New Hampshire Stormwater Manual, and general engineering practices and offer the comments below.

General

The Applicant, Hambone, LLC of Dover, NH, is proposing construction of two buildings containing seven residential units on a 13.47-acre parcel at 49 Winkley Pond Road. Associated infrastructure proposed includes a 22-foot-wide private road, water, sewer, and drain lines, as well as septic tanks, leach field, private well, 30,000-gallon fire cistern, liquid propane tanks, and stormwater management infrastructure. The existing barn and mobile home will both be demolished.

The site was surveyed by Berry Surveying & Engineering in October 2022, and the wetlands were delineated by Deidra Benjamin, CWS, in June 2022 and August 2023, and by John Hayes, CSS, CWS, during the summer of 2022.

Approved Waivers:

We note that the Barrington Planning Board has approved three waivers as requested by the applicant:

- Subdivision Regulation Article 12, Table #1: Minimum road centerline radius
- Subdivision Regulation Article 12, Table #2: Maximum grade within 100' of an intersection
- Site Review Regulation Article 4.8.6(2): Sight distances measurement location

Requested Waivers:

- Site Review Regulation Article 4.7.7(3): Minimum storm drain-cover depth

Site Plan Regulations:

4.7.7 Pipe Size, Velocity, and Type

- 4.7.7(3) The minimum depth of cover for storm drain lines shall be 36 inches from the top of pipe to finished grade. The Applicant indicated that they are requesting a waiver from this requirement for certain pipes.

Plan Set:

1. Sheet 28 – Utility Construction Details
 - a. The Applicant indicated that fire cistern details were submitted to the Town Fire Department for review. BFD should review and approve the fire cistern details.

Should you have any questions, please do not hesitate to call.

Very truly yours,

CMA ENGINEERS, INC


Benjamin Clark, P.E.
Project Manager


Josh Bouchard, P.E.
Project Manager

BCC/vpt

cc: Chris Berry, Berry Surveying & Engineering