

Project Application

Land Use Department

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

253-14-GR/SDAO-23-SR

Case Number: _____ Project Name: Bridle Path Way Date 8-15-23

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: Rupert Drive Area (Acres or S.F) 13.47

Project Address: 49 Winkley Pond Road

Current Zoning District(s): GR with Aquifer Overlay Map(s) 253 Lot(s) 14

Request: To permit 7 residential units using Article 4, Section 2.1

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: Hambone LLC Robert Baldwin Managing Member
Company _____
Phone: 603-742-2121 603-986-2373 Fax: _____ E-mail: robert@centralfallsrealty.com
Address: 242 Cenral Ave, Dover, NH 03820

Applicant (Contact): Same
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Developer: Same
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Architect: _____
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Engineer: Berry Surveying & Engineering, Christopher R. Berry Project Manager, Kenneth A. Berry PE, LLS
Company _____
Phone: 603-332-2863 Fax: _____ E-mail: crberry@metrocast.net
Address: 335 Second Crown Point Road, Barrington, NH 03825 k.berry@berrysurveying.com

Owner Signature
[Signature]
Staff Signature

Applicant Signature
[Signature]
Date
8-15-23

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Applicant: Hambone LLC Case #

Hambone LLC
49 Winkley Pond Road

Subdivision, Site Review, and Lot Line Adjustment Application Checklist
Barrington Planning Board
Adopted January 20, 2009

This checklist is intended to assist applicants in preparing a complete application for subdivision as required by the Barrington Subdivision Regulations and must be submitted along with all subdivision applications. An applicant seeking subdivision approval shall be responsible for all requirements specified in the Barrington Subdivision Regulations even if said requirements are omitted from this checklist.

An applicant seeking subdivision approval shall be responsible for providing all the information listed in the column below entitled "Subdivision" and should place an "x" in each box to indicate that this information has been provided. If an item is considered unnecessary for certain applications the "NA" box should be marked instead indicating "Not Applicable". Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

Check The Appropriate Box or Boxes Below:					
<input type="checkbox"/> Lot Line Relocation See Section I & II	<input checked="" type="checkbox"/> Site Plan See Sections I & II	<input type="checkbox"/> Subdivision Plan See Sections I, II, III, IV & V			
			Provided	NA	
Section I.					
General Requirements					
1. Completed Application Form			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Complete abutters list			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Payment of all required fees			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. <u>Five (5) full size sets of plans and six (6) sets of plans 11" by 17" submitted with all required information in accordance with the subdivision regulations and this checklist</u>			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Copies of any proposed easement deeds, protective covenants or other legal documents			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Any waiver request(s) submitted with justification in writing			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Technical reports and supporting documents (see Sections IX & X of this checklist)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. Completed Application Checklist			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Section II.					
General Plan Information					
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Title block information:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Drawing title			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Name of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Location of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Tax map & lot numbers of subject parcel(s)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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Application Checklist

Barrington Subdivision Regulations

e. Name & address of owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Date of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Scale of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
h. Sheet number	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
i. Name, address, & telephone number of design firm	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
j. Name and address of applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Revision block with provision for amendment dates	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Planning Board approval block provided on each sheet to be recorded	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Certification block (for engineer or surveyor)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6. Match lines (if any)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7. Zoning designation of subject parcel(s) including overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Minimum lot area, frontages & setback dimensions required for district(s)	<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	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
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."	<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."	<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 checked="" type="checkbox"/>	<input type="checkbox"/>		
13. Note the following: "All materials and methods of construction shall conform to Town of Barrington Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14. North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
16. Plan and deed references	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
17. The following notes shall be provided:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Purpose of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Existing and proposed use	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Water supply source (name of provider (company) if offsite)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Zoning variances/special exceptions with conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e. List of required permits and permit approval numbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Vicinity sketch showing 1,000 feet surrounding the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Plan index indicating all sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
18. Boundary of entire property to be subdivided	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
19. Boundary monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Monuments found	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Map number and lot number, name addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Monuments to be set	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
20. Existing streets:	<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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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22. Existing easements (identified by type)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
A) Drainage easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B) Slope easements(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"/>		
E) No-cut zone(s) along streams & wetlands (as may be requested by the	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
F) Conservation Commission)				
G) Vehicular & pedestrian access easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
H) Visibility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
I) Fire pond/cistern(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
J) Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
K) 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 (in acres & square feet):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Existing lot(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Contiguous upland(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
25. Wetland delineation (including Prime Wetlands):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Limits of wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Wetland delineation criteria	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Wetland Scientist certification	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
26. Owner(s) signature(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
27. All required setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
28. Physical features	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Wells	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Septic systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Stone walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e. Paved drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Gravel drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
29. Location & name (if any) of any streams or water bodies	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
30. Location of existing overhead utility lines, poles, towers, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
31. Two-foot contour interval topography shown over all subject parcels	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
32. Map and lot numbers, name, addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Section III				
Proposed Site Conditions Plan				
(Use Sections I General Requirements & Section II General Plan Information)				
1. Surveyor's stamp and signature by Licensed Land Surveyor	<input type="checkbox"/>	<input type="checkbox"/>		
2. Proposed lot configuration defined by metes and bounds	<input type="checkbox"/>	<input type="checkbox"/>		
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	<input type="checkbox"/>	<input type="checkbox"/>		
a. Drainage easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
b. Slope easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
c. Utility easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
d. Temporary easement(s) (such as temporary turnaround)	<input type="checkbox"/>	<input type="checkbox"/>		
e. Roadway widening easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
f. Walking trail easement(s)	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other easement(s) Note type(s)	<input type="checkbox"/>	<input type="checkbox"/>		
4. Area of each lot (in acres & square feet):	<input type="checkbox"/>	<input type="checkbox"/>		
a. Total upland(s)	<input type="checkbox"/>	<input type="checkbox"/>		

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b. Contiguous uplands(s)	<input type="checkbox"/>	<input type="checkbox"/>		
5. Proposed streets:	<input type="checkbox"/>	<input type="checkbox"/>		
a. Name(s) labeled	<input type="checkbox"/>	<input type="checkbox"/>		
b. Width of right-of-way dimensioned	<input type="checkbox"/>	<input type="checkbox"/>		
c. Pavement width dimensioned	<input type="checkbox"/>	<input type="checkbox"/>		
6. Source and datum of topographic information (USGS required)	<input type="checkbox"/>	<input type="checkbox"/>		
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	<input type="checkbox"/>	<input type="checkbox"/>		
8. Soil Conservation Service (SCS) soil survey information	<input type="checkbox"/>	<input type="checkbox"/>		
9. Location, type, size & inverts of the following (as applicable):	<input type="checkbox"/>	<input type="checkbox"/>		
a. Existing water systems	<input type="checkbox"/>	<input type="checkbox"/>		
b. Existing drainage systems	<input type="checkbox"/>	<input type="checkbox"/>		
c. Existing utilities	<input type="checkbox"/>	<input type="checkbox"/>		
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	<input type="checkbox"/>	<input type="checkbox"/>		
11. Location of all water wells with protective radii as required by the NH Department Of Environmental Services (meeting Town and NHDES setback requirements)	<input type="checkbox"/>	<input type="checkbox"/>		
12. Existing tree lines	<input type="checkbox"/>	<input type="checkbox"/>		
13. Existing ledge outcroppings & other significant natural features	<input type="checkbox"/>	<input type="checkbox"/>		
14. Drainage, Erosion and Sediment Control Plan(s) containing all of the requirements specified in Section 16.3.2 (Final Plan Requirements) of the Subdivision Regulations	<input type="checkbox"/>	<input type="checkbox"/>		
Section IV				
Construction Detail Drawings				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Barrington Highway Department requirements, and Subdivision Regulations	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
1. Typical cross-section of roadway	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. Typical driveway apron detail	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Curbing detail	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Guardrail detail	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Sidewalk detail	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6. Traffic signs and pavement markings	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7. Drainage structure(s):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Outlet protection riprap apron	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
9. Level spreader	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Treatment swale	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Typical section at detention basin	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Typical pipe trench	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. Fire protection details	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14. Erosion control details:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
15. Construction Notes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Construction sequence	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Erosion control notes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Landscaping notes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Water system construction notes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e. Sewage system construction notes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Existing & finish centerline grades	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Proposed pavement - Typical cross-section	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
h. Right-of-way and easement limits	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
i. Embankment slopes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
j. Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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Section V Supporting Documentation If Required					
1. Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Stormwater management report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Traffic impact analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Environmental impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. Hydrogeologic study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Fiscal impact study provided	<input type="checkbox"/>	<input type="checkbox"/>			
7. Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Site Inventory and Conceptual Development Plan (from preliminary Conservation Subdivision review only)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Less than 20
Less Than 20

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APPLICATION AGREEMENT

I hereby apply for Subdivision 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 subdivision Plan 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 subdivision.
- 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 Christopher RoBerry of Berry Surveying & Engineering to whom all communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner:  Owners Rep.

Signature of Developer: _____

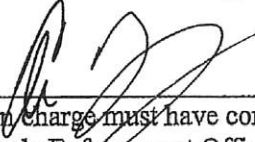
Technical Review Signatures: _____

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 persons 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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(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: _____



Owners Rep. _____

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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ADMINISTRATIVE AND REVIEW FEES

TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME Proposed Subdivision for Hambone LLC CASE FILE NUMBER _____

PROJECT LOCATION 49 Winkley Pond Road _____

DATE OF APPLICATION 8-15-23 _____

Property Details:

Single-Family Residential Multi-Family Residential X Commercial Industrial _____

Current Zoning: General Residential Lot Area Size 13.47 _____

Setbacks: Front 40' Conventional Side 30' Conventional Rear 30' Conventional _____

Parking Spaces Required: 14 Parking Spaces Provided: 14 _____

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

The applicant is proposing to construct 7 multi family units using Article 4, Section 2.1 of the Zoning Ordinance which is a permitted use in the GR Zone. There is an existing mobile home on-site with an existing barn structure. Both are located within the front setback. The applicant is proposing to remove the existing barn to allow for the best location of an entrance driveway. The existing mobile will be removed. The proposal is to build a 5 units in one building and a duplex in a second building. All of the units will be accessed from a new Private Drive currently named Bridle Path Way, which is equipped with a hammer head turn around. The proposed driveway is currently shown as 22' wide, based on the low number of units to which it provides access. This driveway is considered a Major Access whereas the number of units exceeds 4 and is less than 35.

Each proposed unit contains 2 garage spaces and many contain 2 parking spaces in front of the garage doors. The project proposes a common well (non public water supply) and a common effluent disposal field. Stormwater will be collected and treated through a rain garden (bio-retention) device between the developed area and the required buffers. The remaining buffer area will no longer be mowed and is proposed to be planted with native trees (Maple and London Plane) and native high bush blueberry bushes. The post development condition will allow this area to naturalize as a woodland area.

Wetlands have been delineated and survey located on the project site. The initial delineation was conducted in 2021 by Deidra Benjamin CWS. The soils and Very poorly drained wetland line were delineated by John P. Hayes CWS and CSS. The wetlands were re-reviewed by both parties during the summer months of 2022. They were adjusted in the field and re-located by BS&E as part of an updated survey. Prime Wetland #1 is located in the top right corner of the parcel. As such the 50' & 100' buffer is shown and will not affect the proposed units or any of the proposed construction.

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BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

August 15, 2023

Town of Barrington
Planning Board
Attention: Vanessa Price, Town Planner
4 Signature Drive
PO Box 660
Barrington, NH 03825

Re: Planning Board Submission
Hambone LLC
49 Winkley Pond Road
Residential Site Review
Tax Map 253, Lot 14

Chair and Members of the Barrington Planning Board,

On behalf of the owner and applicant Hambone LLC, Berry Surveying & Engineering (BS&E) is applying for a Residential Site Review on Tax Map 253, Lot 14. This application was previously before the Planning Board under a Design Review Consideration. Since that time, BS&E has taken the provided input from staff members and the Planning Board to develop the submitted Residential Site Review Application.

Background and General Narrative:

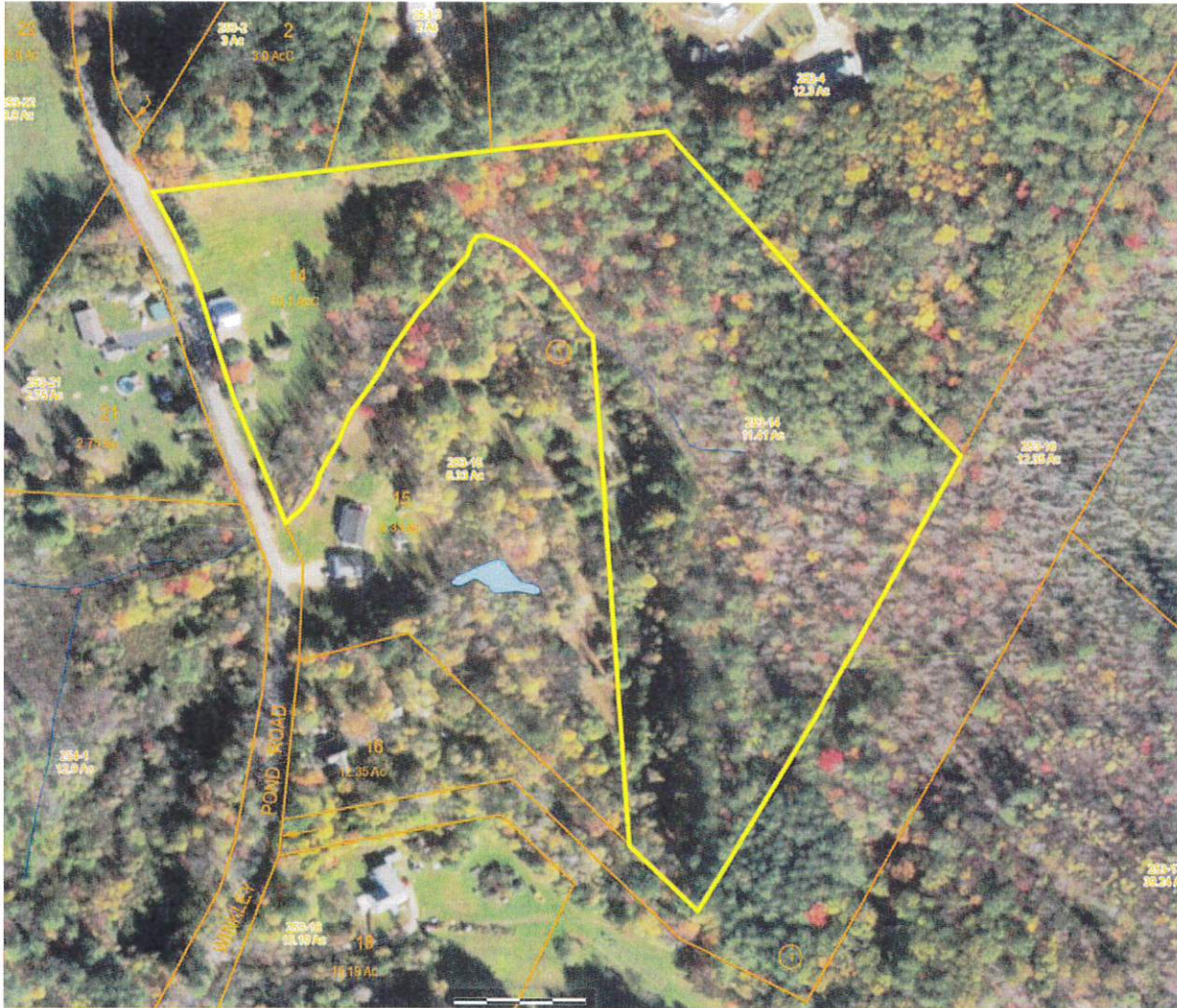
The site is located on Tax Map 235, Lot 14 which has frontage on Winkley Pond Road. The site is 13.47 acres in size and has varying areas of upland islands throughout the property. The front of the site is open and typically mowed with an existing tree line along the southern boundary line. There is an existing single family mobile home that sits along the front of the site and is well within the front setback. The house is serviced by an existing well and an onsite effluent disposal (septic) area (EDA). The location of which is not known at this time.

During the winter months of 2021 BS&E conducted an on the ground survey of the site. This work was conducted under low / no snow conditions. Deidra Benjamin CWS was hired to delineate the edge of jurisdictional poorly drained wetlands at the same time. Subsequent to this delineation, BS&E hired John P. Hayes CWS, CSS to delineate the very poorly drained soils on the project site whereas they are needed to determine the sites residential density and the location of the Prime Wetland located on the project site. The poorly drained flags were removed due to mowing activities on site however the very poorly drained flags are still visible at the time of this writing. Due to a question arising from the Design Review hearing previously held by the Planning Board, we requested that Ms. Benjamin confirm the poorly drained jurisdictional wetland boundary onsite. During the summer months of 2023 Ms. Benjamin re-delineated the boundary which was re-located by BS&E and plotted on the enclosed submission. There are minor differences in the delineation with the revised line being up slope slightly of the original. The wetlands and soils boundary were confirmed by Mr. Hayes with onsite test pitting and a Site-Specific Soils Map was produced. Based on the confirmed wetlands and soils boundaries, the required 50' wetland setback and 100' Prime Wetland setback are applied to the project.

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The proposal is to remove the existing barn and single-family structure and construct a private road known as Bridal Path Way. The Site Review regulations require the applicant to review the Subdivision Standards for roadways when designing a project. A Major Access road is triggered being that the design is for more than 4 Units but falls well under the 200 vehicles per day threshold. The road is designed to the width and standards prescribed in Table 1 for the Major Access road with minor waiver requests. (See separate waiver requests.) Curbing is used to direct stormwater in the directions needed for attenuation and treatment. The site is designed in a T fashion to allow for a fire truck to turn around in front of the units. (See Turning Templates on Sheet 30 and 31 of 31) The driveway was re-aligned from the original Design Review proposal based on comments from the Road Agent and Fire Chief. The removal of the barn allows the driveway to be situated at the crest of the vertical curve in front of the site. This allows for the greatest sight distance in each direction. Removal of the barn improves sight distance along the alignment. The driveway is positioned directly across Winkley Pond from the abutting driveway so they are not offset. Sight distances are met in both directions based on the Site Review Regulations with one waiver being requested for the vertex position of the sight distance. (See separate waiver requests).

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A 30,000-gallon fire cistern is proposed along Winkley Pond Road to satisfy the NFPA water availability requirements. The 5-unit building will be suppressed. The duplex is not proposed to be suppressed. The pavement at the front of the cistern is proposed to be widened with entrance and exit aprons proposed. The area is proposed to be curbed with the stormflow being routed into the project site for treatment and attenuation.


The site will be serviced by an onsite EDA and a common well. 6 of the units are proposed to be 2-bedroom units, which is permitted in the local density calculation. The 7th unit (Unit #5) is designed as a 1-bedroom unit due to the local onsite density requirements. The total water demand and effluent discharge is estimated to be 2,025 Gallons Per Day (GPD). An access road is provided to the well and eventual well house.

Units #1 through #5 contain garage units that provide for 2 spaces. The front of the unit also provides for 2 additional spaces. Units #5 & #6 have 2 garage spaces available within the unit. A robust landscaping plan is provided for internal and external areas. This includes planting within the buffer that is currently open lawn / field with native plant materials. Lighting is proposed on the units only in an effort to keep lighting level low onsite. A solar lamp could be installed at the project entrance along Winkley Pond if the board and Town Staff feels that it is necessary.

All of the stormwater is captured on the site as well as contributing offsite areas and routed to either an infiltration system or a Rain Garden. Both are designed into the landscape. The discharge to the Rain Garden is then routed to a level spreader prior to entrance into the buffer and wetlands.

Thank you for your time and attention to this matter. We look forward to working with the Planning Board on this project.

BERRY SURVEYING & ENGINEERING



Christopher R. Berry
Principal, President

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BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825

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Site Plan Waiver Request Form

Under Site Plan Regulations, 3.9.8-Waivers and Article 9-Waiver Procedure

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Barrington Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Barrington Site Plan Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved site plan.**

Name of Site Plan (See Title Box): Hambone LLC, Bridle Path Way

Case Number: _____

Site Location: 49 Winkley Pond Road

Zoning District(s): GR W/ Stratified Drive Aquifer Overlay

Owner (s): Hambone LLC

Address of Owner(s): 242 Central Ave, Dover, NH 03820

Address Line 2: _____

Name of Applicant (if different from owner): Same

Phone Number 603-986-2373 Email robert@centralfallsrealty.com

Land Surveyor: Berry Surveying & Engineering, Christopher R. Berry Project Manager

Christopher Berry, on behalf of the applicant

I _____ seek the following waiver to the Town of Barrington Site Plan regulations for the above case submittal:

Subdivision Regulation Article 12, Table #1: Minimum Road Centerline Radius
Subdivision Regulation Article 12, Table #2: Grade within 100' of the intersection
Site Review Regulation Article 4.8.6(2) Sight Distances Measurement Location

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Signature of Owner/Applicant

8-15-23

Date



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

August 15, 2023

Town of Barrington Planning Board
Attention: Vanessa Price, Town Planner
4 Signature Drive
PO Box 660
Barrington, NH 03825
RE: Hambone LLC
Waiver Request
49 Winkley Pond Road
Tax Map 253, Lot 14

Dear Chairman and Members of the Barrington Planning Board,

In accordance with the Barrington Site Plan Review Regulations Article 8, the following waivers are hereby requested:

1. Identification of Waiver Request:

- Article 12, Table #1: Minimum Road Centerline Radius

2. Explanation:

The Site Review Regulations refer applicants to the Subdivision Regulations when discussing roadway related design criteria. In this case the applicant is proposing 7 units on a private road which is considered a Major Access in the Road Design Table #1. The minimum centerline radius requirement is 150' and the application provides for a 100' radius. If a larger radius were employed the landing tangency would be eliminated.

3. Waiver Justification:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

The purpose or the requirement is to ensure safe travel along the alignment and ensure the curvature allows for navigation by safety vehicles. In this case the design is adequate given the proximity and length of the curve to the start and end of the alignment. This short geometry does not allow for excessive speeds given the length of the driveway. Safety vehicles can safely navigate a 100' radius. This can be seen on Sheet 31 of 31.

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b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

Strict conformity would place a burden on the applicant by requiring a geometry that is not feasible with the incoming and outgoing tangencies. The driveway was specifically placed at the top of the existing rise in Winkley Pond Road for safety. To increase the radius, the driveway would be required to shift to the south. By doing this it is lowered on the slope and is in a less ideal location for sight distance than what is proposed. The current position is also intentionally aligned with the driveway across the street for the best access management.

1. Identification of Waiver Request:

- Article 12, Table #2: Max Grade within 100' of an Intersection.

2. Explanation:

The road related Subdivision Regulations require a maximum slope of 2% within 100' of an intersection. The applicant is proposing -3%. The NHDOT requirements are -4%.

3. Waiver Justification:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

The purpose of the requirement is to ensure a safe platform at the intersection. As noted above -4% is considered a safe platform by NHDOT. The increased slope at the entrance substantially reduces fill needed on the project site and reduces the total pad height of the buildings. This increase from -2% to -3% reduces the amount of grading needed in and around the wetlands buffer. Lastly, the crest of Winkley Pond Road is flat and has very little cross slope definition. By increasing the entrance slope into the project site there is a reduction in the potential risk of icing and ponding at the entrance location.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

Strict conformity would place a burden on the applicant by requiring additional fill be brought to the site which may increase the environmental impact of the project. A flatter entrance grade is not the safest geometry given the flat nature of the existing crest of Winkley Pond Road.

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August 15, 2023

1. Identification of Waiver Request:

- Article 4.8.6(2) Sight Distance location of the vertex of the sight triangle.

2. Explanation:

The Site Review Regulations require the sightline vertex location to be 20' off the edge of pavement or fog line. The applicant is proposing this location to be 14.5' which is consistent with the AASHTO Standard as well as the standard used by NHDOT. All other portions of the sight distance calculation requirements found in Article 4.8.6 are met.

3. Waiver Justification:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

The purpose and intent of requiring sight distances to a certain standard is to ensure the safety of drivers and future occupants of the residences built. By meeting the state and federal requirements the intent and purpose is met.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

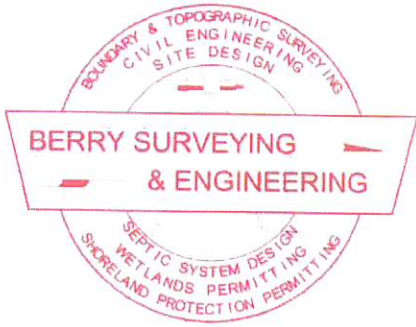
Strict conformity would place a burden on the applicant by requiring a standard that is not applicable in this case. Such large sight line triangles are typical of actual major intersections and not small residential projects. Common requirements for projects of this nature range between 10' and 14.5' off the edge of pavement or fog line. The 20' requirement would place a sight line that is well outside of any maintained area by the Town of Barrington.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING



Christopher R. Berry SIT, Project Manager
Principal, President

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BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

Letter of Authorization

To: Ms. Vanessa Price, Town Planner
Town of Barrington
4 Signature Drive
P.O. Box 660
Barrington, NH 03825

Subject: Residential Site Plan Application
49 Winkley Pond Road
Hambone LLC
Barrington, NH
Tax Map 253, Lot 14

Ms. Price,

Please note that I Rober Baldwin, Managing Member of Hambone LLC, grant permission to Berry Surveying & Engineering to apply for all local, state, and federal permits as may be needed to develop 49 Winkley Pond Road in Barrington, NH. This extends to any Project Manager Level employee or above.

Hambone LLC
Robert Baldwin, Managing Member
603-986-2373
robert@centralfallsrealty.com

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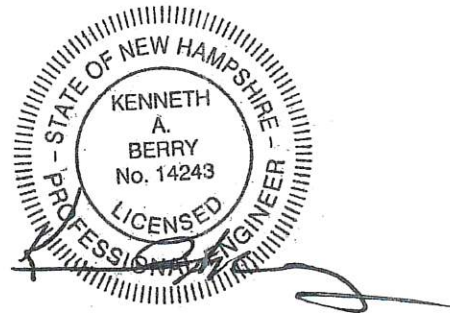
BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com

August 16, 2023

Town of Barrington Planning Board
Attention: Vanessa Price, Town Planner
4 Signature Drive
P.O. Box 660
Barrington, NH 03825

Re: Traffic Generation Memo
Residential Site Plan
Hambone, LLC
49 Winkley Pond Road
Tax Map 253, Lot 14



Ms. Price,

Pursuant to the Town of Barrington Site Plan Regulations, the proposed seven (7) multi-family dwelling unit project does not trigger the threshold for a short or full traffic analysis. The intent of this document is to discuss the surrounding road network and traffic generation from the proposed land use.

Berry Surveying & Engineering (BS&E), on behalf of the applicant, has prepared a Traffic Generation Memo for the construction of seven (7) townhouse style multi-family dwelling units at 49 Winkley Pond Road. The proposed roadway is known as Bridle Path Way, with 11' travel lanes (22' wide road), sloped granite curbing on both sides and 208 feet in length. Winkley Pond Road in the area of development averages 20' wide and is approximately 0.6 miles long, looping to NH Route 125 in two locations. This loop provides residents with alternative routes to access NH Route 125 or Winkley Pond Road, especially given the geometry of the intersection of NH Route 125, Beauty Hill Road, and Winkley Pond Road 0.2 miles to the north. The end of Bridle Path Way is a hammerhead provided for passenger and emergency vehicle turning.

The following existing trip generation is calculated from the 11th Edition Trip Generation Manual using Code 215, single family-attached dwelling units for the weekday AM & PM peak hour of adjacent street traffic:

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Single Family-Attached Trip Generation

Time Method	Weekday Total Dwelling Units		Time Method	AM Peak Adj. Street Traffic Dwelling Units		Time Method	PM Peak Adj. Street Traffic Dwelling Units				
# Units	7		# Units	7		# Units	7				
Avg. Rate	7.20		Avg. Rate	0.48		Avg. Rate	0.57				
Total Trips	50		Total Trips	3		Total Trips	4				
% Enter	50	Total Enter	25	% Enter	25	Total Enter	1	% Enter	59	Total Enter	2
% Exit	50	Total Exit	25	% Exit	75	Total Exit	2	% Exit	41	Total Exit	2


It can be seen from the single family-attached unit calculation that a negligible generation of three (3) trips occur during the weekday AM peak hour 7-9AM (1 enter/2 exit), generation of four (4) trips occur during the weekday PM peak hour 4-6PM (2 enter/2 exit), and a generation of fifty (50) trips during a weekday (25 enter/25 exit).

- It is recommended that the existing and surrounding infrastructure will be sufficient to handle the negligible projected increase in vehicle trips during the AM peak hours/PM peak hours and all other hours for Winkley Pond Road.

Respectfully Submitted,

BERRY SURVEYING & ENGINEERING


 Kevin R. Poulin, PE
 Project Engineer


 Kenneth A. Berry, PE, LLS,
 CPSWQ, CPESC, CESSWI
 Principal, VP-Technical Operations


 Christopher R. Berry, SIT
 Principal, President

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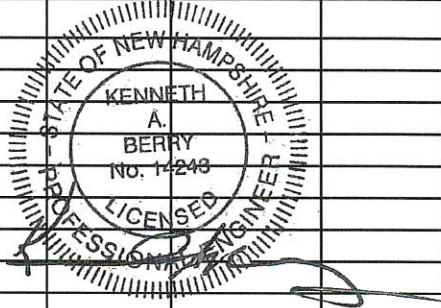
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BERRY SURVEYING & ENGINEERING

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Pump Design					
21-163 49 Winkley Pond Road					
Bridle Path Way - Barrington, NH					
Design Parameters:					
					Gravity Line In /
					Force Main Inv. Out = 163.89
Force Main:	1.50	- Inch SDR 11 HDPE			
					Line Low Point = 158.06
Force Main Length:	216.0	- Feet	On-Site		
Min. Cycle Volume Main:	3.1416 x R ² x 7.48 Gal / C.F.		0.092	Gal / L.F.	
Force Main Volume Main:	216.0	0.092	Gal / L.F.	19.83	Gal
		Total Volume		19.83	
		Use:	30	Gal	
		Pump Immersion Depth (Pump Off)			
+		Minimum Cycle Volume (Pump On)			
+	803	Gal Excess Volume (Power Off / Pump Failure)			
		Pump Off - Bottom of Wet Well	1.067	12.8" w/ legs	
		Length=	90	- Inches	7.50 - Feet
		Width=	56	- Inches	4.67 - Feet
		Height=	51	- Inches	4.25 - Feet
				35	CF / VF
				262	- Gal / VF
Wet Well Capacity =					
			833		
Elevations:					
Pump Chamber:	163.60	Invert IN			
Chamber Bottom:	159.35				
Pump Off Elev.	160.42				
Pump On Elev.	160.53				
Alarm On Elev.	160.63				
Pump Details:					
Total Equivalent Length of Pipe					
		Equiv. Length (ft)	Sum		
1.5" F M Line		216.0			
2 Check Valve		22' per	44		

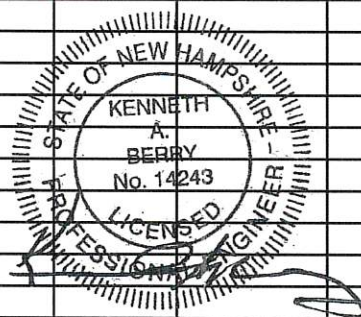


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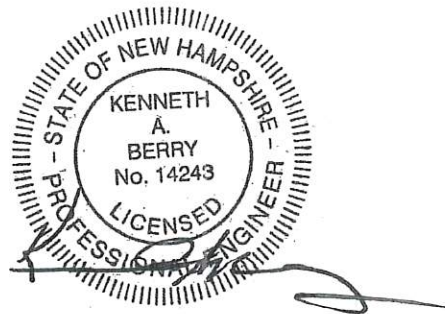
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1 Gate Valve		0.95' per 1.5" line	0.95		
4 90 Degree Elbows		4.3' per 1.5" line	17.2		
			278.2	Equivalent Length (Feet)	
Gallons per Min. Est.			30	40	50
Static Head			5.83	5.83	5.83
Equiv. Pipe Length (1.5")			278.2	278.2	278.2
Pipe Size			1.50	1.50	1.50
Friction Loss/100'			6.67	11.36	17.18
Loss in Feet			18.55	31.60	47.79
Total Head			24.38	37.43	53.62
Pump Selection:					
Cap. Reqd. In GPM					
Pipe Size		1.5" SDR 11 HDPE Main			
Main Velocity		7.11			
Pump Model		Liberty FL 50 Effluent Pump			
Pumping Style		Single			
Pump Cap. In GPM/ Pump		41			
Total Head		38			
Bedrooms		4			
Gallons/Day		600			
Gallons/Cycle		30	- Gallons		
Pump Cycles/Day		20.00			
Pump Run-Time:		0.73	- Minutes		
Pressure Check:		95	PSI		



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Peak Conditions			
21-163 49 Winkley Pond Road			
Bridle Path Way - Barrington, NH			
FM Diameter (in)	1.50	SDR 11	
Length	216.0	LF	
Daily Flow Flow Received (GPD)	600		
Peak Flow			
Peaking Factor	6	(ADF < 100,000)	
Peak Flow (GPM)	2.5		
Emergency Operations/Storage Capacity			
Wet Storage (Gal)	803		
24 Hours of storage at Average Daily Flow (Gal)	600		
Storage Capacity Check (Gal)	803	>	600
Required Pump Capacity (GPM)	2.5		
Provided Pump Capacity (GPM)	41.0		
Req. Pump Capacity Check	41.0	>	2.5
>24 Hours storage provided			
Wet Well & Pump Operation Notes			
Wet Well Inverts			
Invert In:	163.60		
High Water Alarm:	160.63		
Pump On:	160.53		
Dose Depth:	0.11		
Pump Off:	160.42		
Depth of Pump Submersion:	1.07		
Chamber Bottom:	159.35		
Pump Head Calculations			
Static Head (Ft):	5.83		
Total Dynamic Head (Ft):	38.0		
Pump Information:	Liberty FL 50 Effluent Pump		
Pumping Style	Single		
Run Time:	0.73	Min/Cycle	



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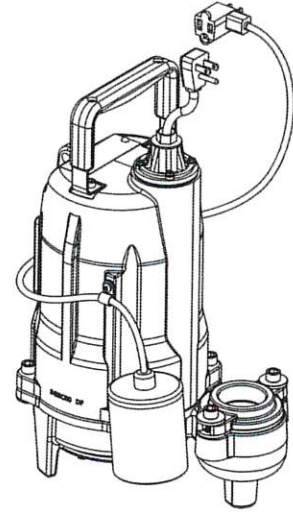
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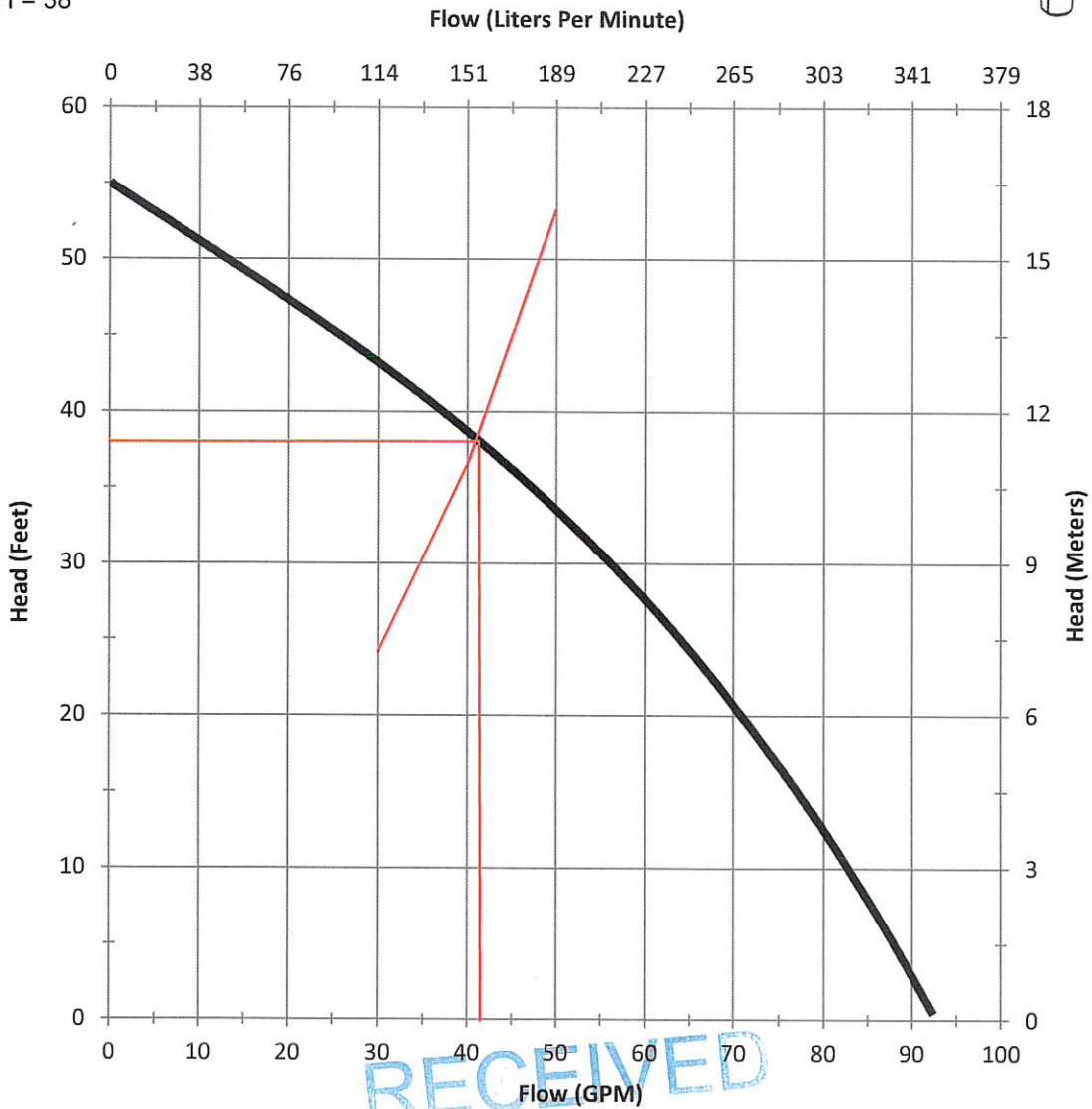


Pump Specifications

FL50 Series 1/2 hp Submersible Effluent Pump



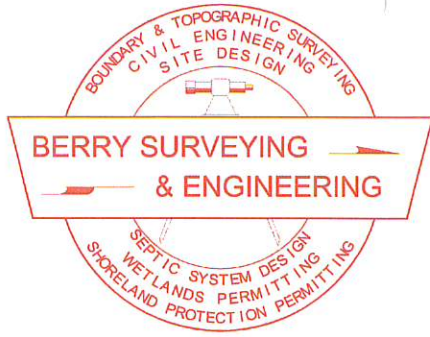
21-163 Bridal Path Way
GPM = 41
TDH = 38'



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BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

August 15, 2023

Abutters List

Owner of Record

Tax Map 253, Lot 14

Hambone LLC
242 Central Ave
Dover, NH 03820
Book 4976, Page 1023

Abutters

Tax Map 253, Lot 15

Brian & Miyoko Weeden
63 Winkley Pond Rd
Barrington, NH 03825

Tax Map 253, Lot 16, 17 & 18

Donald & David Souliere
73 Winkley Pond Rd
Barrington, NH 03825
Book 2067, Page 472

Tax Map 253, Lot 4

Brian H & Lori J Bardwell
40 Hayes Rd
Barrington, NH 03825
Book 4306, Page 080

Tax Map 253, Lot 3

Robert & Carol Gahan
23 Hayes Dr
Barrington, NH 03825

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21-163 Hambone Development
49 Winkley Pond Rd, Barrington, NH

Page 2 of 3

Tax Map 253, Lot 2

John & Linda Wesley
41 Groton-Harvard Rd
Ayer, MA 01432

Tax Map 253, Lot 21

Leahy Rev Liv Tst
Tommie J & Debra A Leahy
48 Winkley Pond Rd
Barrington, NH 03825
Book 4696, Page 777

Tax Map 254, Lot 1

Birch Hill Est Rev Tst
John & Ken Anderson Tstees
PO Box 1194
Alton, NH 03809-1194

Tax Map 253, Lot 1

Ward Family Rev Tst
Richard L & Cindy M Ward
417 Ocean Rd
Portsmouth, NH 03801
Book 5069, Page 547

Tax Map 253, Lot 13

Town of Barrington
PO Box 660
Barrington, NH 03825
Book 1968, Page 296

Tax Map 253, Lot 22

14 Winkley Pond Road LLC
37 Route 236
Kittery, ME 03904
Book 5092, Page 986

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21-163 Hambone Development
49 Winkley Pond Rd, Barrington, NH

Page 3 of 3

Professionals

Deidra Benjamin, CWS
100 Leavitt Rd
Pittsfield, NH 03263

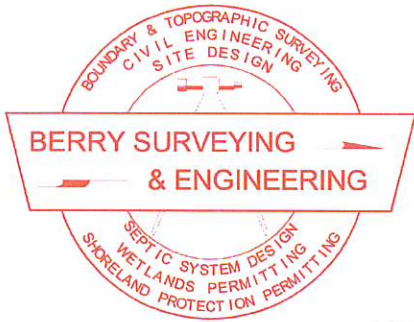
John P. Hayes III, CSS
7 Limestone Way
North Hampton, NH 03862

Kenneth A. Berry PE LLS
Christopher R. Berry, Project Manager
Berry Surveying & Engineering
335 Second Crown Point Road
Barrington, NH 03825

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LETTER OF TRANSMITTAL

To: Ms. Vanessa Price, Town Planner
Town of Barrington
4 Signature Drive
P.O. Box 660
Barrington, NH 03825

From: Christopher R. Berry

Date: August 15, 2023

Subject: Residential Site Plan Application
49 Winkley Pond Road
Hambone LLC
Barrington, NH
Tax Map 253, Lot 14

Ms. Price,

We are forwarding to you the following copies in support of the submission of the
Subdivision Application for Tax Map 253, Lot 14:

Site Plan

- 2 Full Plan Sets
- 10 Half Scale Sets
- 12 Application Packages that contain the following
 - o Project Application
 - o Project Narrative (Town of Barrington Form)
 - o Project Narrative
 - o Project Checklist
 - o Letter of Authorization
 - o Waiver Requests (Town of Barrington Form)
 - o Waiver Requests Narrative form.
 - o Traffic Memo
- 2 Drainage Binders
- PDF copies sent by email 8-16-23 VPrice@barrington.nh.gov,
birvine@barrington.nh.gov;

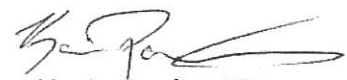
*8 x 14 Abutters
App 300.00

\$412.00
Credit ⊖ 75.00

\$337.00*

Respectfully submitted,
BERRY SURVEYING & ENGINEERING

Christopher R. Berry,
Principal, President


Kevin Poulin, PE
Project Engineer