

Project Application

Land Use Department

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

112-38739-0A-23-Design

Case Number: _____ Project Name: Nippo Court Date 11-13-23

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: Nippo Court Area (Acres or S.F) 38Ac & 0.79 Ac.

Project Address: Nippo Court & NH Route 9 & 202

Current Zoning District(s): GR Map(s) 112 Lot(s) 38 & 39

Request: Proposed 16 Lot Conventional Subdivision with two duplex units

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: John F. & Christina L. Maiorino
Company _____
Phone: 603 817-9754 Fax: _____ E-mail: john@nippolake.com
Address: 124 Golf Course Lane, Barrington, NH 03825

Applicant (Contact): Berry Surveying & Engineering (Primary Contact)
Company _____
Phone: _____ Fax: _____ E-mail: _____
Address: _____

Developer: _____
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

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Owner Signature
Barbara Irvine
Staff Signature

Applicant Signature
[Signature]
Date

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TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME Nippo Court

CASE FILE NUMBER 112-38+39-GR-23-Design

PROJECT LOCATION Nippo Court and NH Route 202 & 9

DATE OF APPLICATION 11-13-23

Property Details:

Single-Family Residential Multi-Family Residential Commercial Industrial

with two duplex lots

Current Zoning: GR Lot Area Size _____

Setbacks: Front 40 Side 30 Rear 30

Parking Spaces Required: 0 Parking Spaces Provided: 0

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

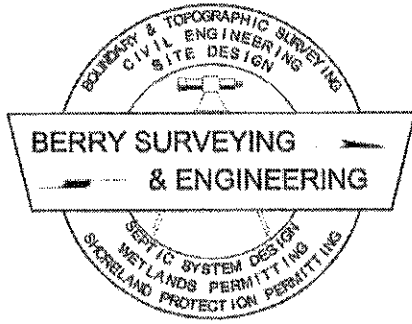
The applicant is proposing a 16 lot conventional subdivision that proposes a looping road along Nippo Court starting at NH Route 202 & 9 and ends back onto NH Route 202 & 9.

The project proposes 1 back lot off NH Route 202 & 9. The project proposes two lots that will support duplexes.

The project will require a special exception to permit driveways on multiple lots not on the dedicated frontages.

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November 14, 2023

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

Re: Planning Board Subdivision Application (Design Review)
Project Narrative
Owner: John F. & Christina L. Maiorino
NH Route 202 & 9 and Nippo Court
Tax Map 112, Lot 38 & 39
Proposed Major Subdivision

Chairperson, Members of the Barrington Planning Board,

On behalf of the land owner John P. & Christina L. Maiorino, Berry Surveying & Engineering (BS&E) is filing an application for a Design Review to be heard by the Barrington Planning Board for a 16 lot major subdivision designed in a conventional layout which is proposed to contain two duplex buildings.

Background and Narrative:

The applicant is looking to develop Tax Map 112, Lot 38 & 39, which is a 38.79-acre parcel(s) of land that has frontage in two locations on NH Route 9 / 202 and commonly known as Franklin Pierce Highway. The site currently contains a private road / easement known as Nippo Court and Sarah Lane. The parcels have frontage on Nippo Lake and is therefore subject to the New Hampshire Shoreland Protection Act as well as Article 11 of the Barrington Zoning Regulations, Shoreland Protection Overlay District (SDO). The parcel is also located within the Highway Commercial District Overlay (HCO) and is therefore subject to the 50' greenbelt requirements along the fronting highway. The property abuts the recently eased Landry parcel to the east.

The applicant hired BS&E to conduct a boundary survey of the entire parcel. Pursuant to the subdivision regulations, John P. Hayes III, certified wetlands scientist (CWS) and certified soils scientist (CSS) was engaged to map the jurisdictional wetlands on site as well as the very poorly drained soils on site. Pursuant to the subdivision regulations,

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BS&E was engaged to survey and map the existing topography and site features to review the sites environmental resources and determine the reasonable development potential of the site.

To the west of Nippo Court the topography slopes to the west in the direction of Nippo Pond. There is a poorly drained wetland system that drains in the same direction with upland area on Tax Map 112, Lot 39. This lot is encumbered by easement rights of three other abutting land owners for the purposes of accessing Nippo Pond.

Nippo Court and Sarah Lane provides access to 19 lots along Nippo Pond over the subject parcel. These private roads work in a looping format with one entrance onto NH Route 9 & 202 / Franklin Pierce Highway. There is an existing out parcel known as Tax Map 112, Lot 51 has driveway access onto NH Route 9 & 202 and also has an implied easement over Nippo Court.

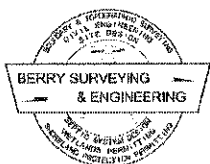
There is a band of steep slopes that overlook Nippo Pond with land above and below this slope shelf. The center of the parcel contains small pockets of poorly drained wetlands. John P. Hayes has evaluated these areas and the entirety of the site for the presence of vernal pools in the spring months of 2023. No vernal pools were found on the project site. A formal analysis will be submitted along with the full application for this project.

To the east of the existing out parcel, Lot 51, the highway and the parcel slope to the east. There is a small poorly drained wetland along the highway that drains under NH Route 9 & 202, through a culvert, to the abutting parcel to the south. There is an upland area further to the east prior to a wetland system that contains poorly and very poorly drained soils which drain under the same highway through a culvert to the south.

The Federal Emergency Management Agency has mapped the flood zones in Barrington as recently as 2015, with an effective date of May 17, 2005. As noted on the submitted project plans the property is located on map number of 33017C0280D, and is shown in Zone X. Zone X is not a dedicated flood hazard zone.

Underlying Zoning and Project Design:

The project site is in the General Residential Zone (GR), and the Wetlands Protection District Overlay. Article 4, Dimensional Requirements, Table 2, Table of Dimensional Standards requires the minimum lot size in a conventional subdivision to be 80,000 Square Feet with 200 feet of frontage. Each lot shall contain a 40' front setback, a 30'



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side and rear setback, and requires the maximum height of a structure to be 35'. The maximum coverage allowed on each individual lot is 40%. The zoning regulations describe lot coverage as the area covered by impervious surfaces. Areas along the highway require a greenbelt buffer of 50' as noted above.

As the remainder of Article 4 is reviewed, the following standards are also required to be applied to the provided subdivision plan.

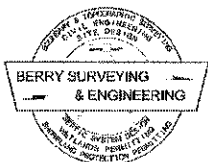
4.2.1 Standards for the GR District, paragraph 1, requires each lot contain 60,000 Sq.Ft., of total land that is free of Hyrdic A soils (very poorly drained soils), open water, bogs, marshes, rivers, streams and exposed ledge. The submitted Design Review plan shows the recourses noted above and provides the lot area that are required in the zone free of the noted resources.

4.1.2 Lot Frontage, requires the frontage to be compliant with Table 2, in this case requiring 200' of frontage. In addition, 4.1.2 requires that the dedicated frontage be used for the access to the property. A special exception will be required for certain lots in the subdivision to permit access to buildable areas whereas access to NH Route 9 & 202 is limited by policy of the New Hampshire Department of Transportation.

4.1.3 Back Lots, allows for a residential subdivision to contain up to two back lots, where 50' of frontage is provided, and if two lots are proposed each portion of the neck will be shared as equally as possible. The neck is not permitted to be used in the minimum lot size and this provision is not permitted on a cul-de-sac. The driveway is to be placed in the neck and centered to the extent possible. The application does propose one back lot and will require the special exception for the driveway access.

In addition to the Barrington Zoning Ordinance, the project complies with the Barrington Subdivision Ordinance. Each lot in the subdivision is generally rectilinear in shape with boundary lines square and radial to the proposed roadway. The exceptions are in wetland areas where the design is careful not to create segmented building areas and choses to set boundary lines close to the natural wetland boundary. Each lot contains ample building areas for the proposed use. Each lot contains widths that are wider than 75' and generally meet the length to width ratio of 3 to 1.

Section 11.3 Building placement further describes considered criteria for the building envelopes. Notably, the plan does not include wetlands and does not include slopes that are in excess of 35% (There are no floodplains on the parcel.) Though there are slopes of 35% and greater on the parcel, the lots are of sufficient size and shape as are the building envelopes to permit construction without their use.



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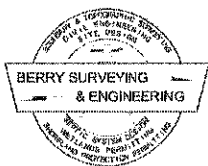
As noted above the site is in the Wetlands Protection District Overlay, as defined in Article 9 which regulates wetlands and defines buffers to the same. John P. Hayes, a certified wetlands scientist (CWS) as well as a certified soils scientist (CSS), delineated the project site pursuant to Section 9.2.2 of the Barrington Zoning Ordinance as well as the standard practices of NHDES and the Army Corps of Engineers. The Barrington GIS was consulted and found there to be no Prime Wetlands on the project site. There is a Prime Wetland (#45) located on the abutting Landry site to the east, which was recently placed into conservation. There is no activity on the locus parcel within 100' of the abutting Prime Wetland. Section 9.5 defines a 50' wetlands buffer to wetlands that are over 3,000 Sq.Ft. in size. The enclosed design review plan demonstrates the areas that meet this requirement and hold the required buffers as needed.

The design proposes a road that enters in the same location as the existing Nippo Court onto NH Route 9 & 202. This location allows for the existing easement rights afforded to the abutting land owners to remain in-tact without relocation and would allow the benefit of the use of the newly built roadway. This access point does require improvements along the edge of the highway to improve sight distance which will be provided during the design phase of the project and has been seriously been considered during the preliminary design phase thus far. This western entrance to the subdivision will follow Nippo Court for 800 feet before it starts to turn to the east. There are no wetland permits or 9.6 permits needed for this portion of the project.

The proposed road loops through the property and exits back onto NH Route 9 and 202 on the eastern side of the property. This is a strait location of the highway as far from the horizontal and vertical curve located along the frontage of Lot 51. The location provides over 400' of sight distance in both directions and is designed between the two wetland areas noted above. A wetland permit is not required; however, a 9.6 permit will be required. To avoid the buffer would place the roadway in a less advantageous location along the highway and would reduce the sight lines proposed with this design.

Initial test pitting was conducted onsite by BS&E and witnessed by John P. Hayes for the purposes of onsite effluent disposal and site-specific soils mapping. (SSSM). Additional test pitting is required onsite within the roadway, stormwater practices and on the lots for effluent disposal. Subsurface ledge was found onsite and will be integrated into the final project design.

Understanding the proximity of this project to the surrounding Nippo Pond and other important recourses a robust stormwater management plan will be required and will focus on the removal of phosphorus and total nitrogen as well as reduction of peak



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rates and relevant volumes. The project will require an Alteration of Terrain (AoT) permit.

Please let us know if there is further information needed for this Design Review Application.

Berry Surveying & Engineering

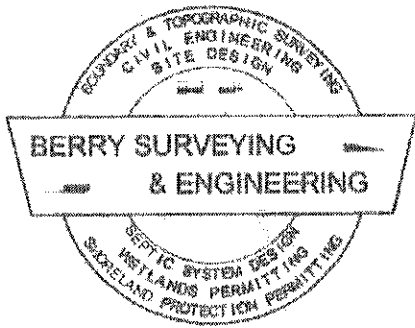
Christopher R. Berry
Principal, President



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November 15, 2023

RE: Land Planning and Development
Nippo Court and NH Route 9 & 202
Barrington, NH
Tax Map 112, Lot 38 & 39

To Whom It May Concern

This is a letter of authorization to permit Berry Surveying & Engineering, a division of Berry Construction Co., Inc to file any and all required or necessary permits for our property located on Nippo Court and NH Route 9 & 202 / Franklin Pierce Highway. This includes any Local, State, or Federal permits required for our development on the parcel noted above


Christina L. Maiorino


John F. Maiorino

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