

BA BEALS

ASSOCIATES, PLLC

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

Barrington Planning Board,
P.O. Box 660
4 Signature Drive
Barrington, NH 03825

Jan 17, 2022

Ref: Map 239 Lot 35 Guptill
Bending Brook Residential Development

Dear Mr., Chairman & Members of the Board:

We are in receipt of a review letter from the planning office, dated Jan. 12, 2023 and we offer the following responses to the noted comments. Each comment is followed by our response in **bold**.

Zoning Ordinance

Article 6. Conservation Subdivision

6.2.6 Applicant needs to meet the requirements of Zoning 6.2.6 Perimeter Buffer since the entire parcel is being utilized as a Conservation Subdivision. If not, the applicant needs to seek relief from the ZBA. The two conventional lots, (lot 16 and lot 17) do not meet this requirement. driveways off of Mallego Road are not meeting the Town regulations for Zoning 6.2.6 Perimeter Buffer. (Currently on the ZBA January 18, 2023, agenda.)

Response: An application has been made for a variance from the ZBA.

6.3.5 The applicant shall provide details of the Homeowner's Association.

Response: The legal docs are in process and will be submitted.

SUBDIVISION REGULATIONS

Article 10. Conservation Subdivisions

10.6. Ownership and Maintenance of Common Facilities and Open Space

The applicant should provide the Town with information regarding the proposed Homeowner's Association in accordance with the Ordinances.

Response: See response above for legal docs.

Article 14. Utility Design Standards

All easements dedicating rights to the Town of Barrington shall be not less than 25 ft wide, have satisfactory access, and be shown on the plans.

Response: All easements are 25' wide where needed as required.

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LAND USE OFFICE

Plan Set General Comments:

- Please remove parcel Map 239, Lot 34 from the plans since they are a different parcel number not

associated to the project.

Response: Lot 34 has been removed.

- Cover sheet shall have the title block to include plan set date.
Response: Title block is shown with plan date.
- Confirm space with a 1000' cul-de-sac roadway all based on a conventional yield design of 18 total lots. Plans show 1200', please confirm. If it's 1200' a waiver request would have to be submitted for the Planning Board.
Response: The Roadway length has been defined in previous projects as the length to the throat of the cul-de-sac from the existing road which is approx. 950' for this design. If the board feels a waiver is necessary one will be provided.
- On the Yield Plan, please explain lot 8. Lot 8 doesn't appear to be a buildable lot. Please adjust to make the yield plan viable.
Response: Lot 8 on the yield plan has been revised per planning board comment and is a buildable lot.
- The Owner of Record's address is different from that listed on the Title Sheet.
Response: The PO Box number has been updated.
- Plans to include the Wetland Scientist's stamp.
Response: The stamps have been added as requested.
- On sheet 12 shows the recreation trail, please provide recreation trail detail. Also, where the parking location is to be.
Response: The proposed rec trail is not constructed and is placed in areas void of trees by the snowmobile club. No detail needed.
- Alteration of Terrain permit is required for the project.
Response: This is noted.
- Road agent reviewed plans for the planning process to include dealing with the drainage infrastructure that will be built on Mallego Road. The Town will need easements in multiple spots, to be determined by engineers, and also potential collaboration between the Town and the developer on joint drainage infrastructure to serve the drainage from both Mallego Road and the proposed project. He has reviewed the drainage plans and the design, but CMA will have to confirm if they are adequate.
Response: The required easements have been provided on what will be private property. The open space is being deeded to the town for their use. The off-site drainage design for Mallego road is to be finalized by the town's design engineer and not Beals Associates.
- Snowmobile Trail user requested to continue use for recreation uses for snow mobile trail. Users of active and passive recreation trails discussed at the Site Walk, applicant discussed he would provide access. Please keep access on site as part of the open space component for the Town of Barrington.
Response: The proposed rec trail is provided as agreed by the developer.

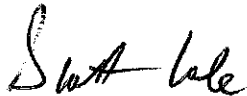
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- Please confirm location and number of spaces on open space property for parking for recreation trail users. (Discussed at Site Walk.)
Response: This has been discussed in detail with the board and the location has been approved to provide 8-10 gravel spaces.
- Town attorney to review easement(s) document on the property. Prior to final signed plans by the Planning Chair. Applicant responsible for attorney cost for review.
Response: This is understood as normal course of approval.
- Town attorney to review HOA documents on the property. Prior to final signed plans by the Planning Chair.
Response: See previous response.
- All comments from Town Engineer (CMA) will have to be addressed before Planning Board Signs off on final plans.
Response: See previous response.

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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