

BERRY SURVEYING & ENGINEERING

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March 23, 2023

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

Re: Planning Board Subdivision Application
Site Inventory
Owner: Norma Bearden
Applicant: Paul Thibodeau
Young Road
Tax Map 240, Lot 8
Proposed Conservation Subdivision

Chairperson, Members of the Barrington Planning Board,

On behalf of the land owner Norma Bearden, and the applicant Paul Thibodeau, Berry Surveying & Engineering (BS&E) has prepared a basic Site Inventory as described in Barrington Zoning Ordinance 6.2.2 (4) and further discussed in 6.3.2. Please also find the Existing Conditions Plans 5 through 8 for graphical reference to descriptions below.

Site Inventory:

The project site is bordered on the west by Young Road. Further to the west is a built-out frontage subdivision. The project site is bordered on the north and west by conservation land owned by the Town of Barrington. These lands surround and provide access to Richardson Pond. The land to the south is privately owned and recently subdivided for residential purposes.

The center of the project site contains Prime Wetland #4 which flows to Richardson Pond. There are poorly drained wetlands that surround the Prime Wetland. The Prime Wetland requires a 100' buffer and the poorly drained wetlands require a 50' buffer.

The slopes between Young Road are moderate and range between 8-15% based on the NRCS Soils Maps. Approaching the wetland buffers there are slopes over the stated soils and area approximately 25% as mapped by the survey, and there is an inclusion of Hollis Soils in those areas. Minor inclusions of 35% slopes are found in this area and are noted on the Existing Conditions Plan. There is no prohibition on building on 35% slopes, only that the subdivision regulations remove them from "building areas" The soils between Young Road and the wetlands are shown as Gloucester on the NRCS Soils Maps and is generally confirmed with the on-site test pitting. The soils on the southern portion of the property are generally the same however the slope category is flatter. The area contains a wetland that flows onto the site and then off the site from the same abutting parcel. The rear of the site adjacent to the conserved land is

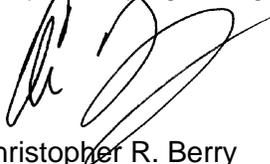
also listed as a Gloucester soil with a slope range of 3-15%. There is a section of Leicester-Ridgebury soil that bi-sects the southern area from the eastern area bordering the conserved land. This is field confirmed with the wetland's delineation in the same area. There is seasonal flow from the abutting land which drains down to Prime Wetland #4 and then to Richardson Pond.

The NH Fish and Game wildlife maps show the area around Prime Wetland #4, the front buffers to the wetlands, the rear of the parcel and a small portion of the rear south eastern portion of the property in the Highest Ranked Habitat. The remainder of the parcel is shown as supporting habitat. The areas noted has Highest Ranked have largely been avoided with the project design. The clustering of housing as proposed is largely located in the supporting habitat areas. The habitat type is listed as Pine growth which was accurate. The current owner has logged the site which has changed the wood type currently found on site. The stumpage and remaining overstory is largely softwood Pine.

Wetlands onsite are listed on the National Wetland Inventory Maps. The periphery of the Prime Wetlands is listed as PEM1E which is an emerging wetland with low ready growth being typical. The poorly drained areas are listed as a typical PFO1E, wooded wetlands and PSS1E, which is also a wooded wetland with primary plant life being scrub shrub. The remaining wetlands onsite not listed on the inventory are typical PFO1E wooded, poorly drained wetlands. The project protects all wetlands on-site and respects the local buffers put in place to further protect them.

Please let us know if further inventory is needed for this project site.

Berry Surveying & Engineering



Christopher R. Berry
Principal, President



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