

Project Application

Land Use Department

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

238-44-1 + 44-V-24 Design Review

Case Number: _____ Project Name: Industrial Site Plan for Turbocam, Inc. Date 2-14-24

Staff Signature required PRIOR to submittal

PRELIMINARY APPLICATION: Preliminary Conceptual Review _____ Design Review X Development of Regional Impact _____

FORMAL APPLICATION:

Subdivision Type: Major _____ Minor _____ Conventional _____ Conservation _____
 Site Plan Review: Major X Minor _____
 Conditional Use Permit X 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: Industrial Site Plan for Turbocam, Inc. (Acres or S.F) 7.96Ac (44-1) 27.94Ac (44)

Project Address: Calef Highway & 607 Calef Highway
 Current Zoning District(s): Village Map(s) 238 Lot(s) 44-1 & 44
 Request: To construct a 66,867 SF Light Manufacturing Facility on lot 44-1, other parking improvements to lot 44

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: NHBBC, LLC (Lot 44-1), Virtuous Realty, LLC (Lot 44)
 Company _____
 Phone: 603-905-0203 Fax: _____ E-mail: Michael.Noronha@turbocam.com
 Address: 607 Calef Highway ST #200, Barrington NH 03825

Applicant (Contact): Andrew Knapp
 Company Turbocam Inc.
 Phone: 603-905-0203 Fax: _____ E-mail: Andy.knapp@turbocam.com
 Address: 607 Calef Highway St #200, Barrington, NH 03825

Developer: Turbocam, Inc
 Company _____
 Phone: 603-905-0203 Fax: _____ E-mail: Andy.knapp@turbocam.com
 Address: 607 Calef Highway St #200, Barrington, NH 03825

Architect: Adam Holmes
 Company: Market Square Architects
 Phone: 603-501-0202X134 Fax: _____ E-mail: Aholmes@marketsquarearchitects.com
 Address: 104 Congress Street #203, Portsmouth, NH 03801

Engineer: Kenneth A. Berry
 Company: Berry Surveying & Engineering
 Phone: 603-332-2863 Fax: _____ E-mail: K.berry@berrysurveying.com
 Address: 335 Second Crown Point Road, Barrington, NH 03825
 County of Strafford

STATE OF NEW HAMPSHIRE

Sworn and subscribed before me this 15th day of February, 2024 by

Racheal M Deitchler
 RACHEAL M. DEITCHLER, Notary Public
 My Commission Expires April 21, 2026

Owner Signature
Barbara Irvine
 Staff Signature

Applicant Signature
[Signature]
 Date 2/14/2024

APPLICATION AGREEMENT

I hereby apply for Site 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 Site Plan Review 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 site plan review.
- 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 _____ of _____ The owners, by the communications to the subdivider may be addressed with any proceedings arising out of the agreement herein.

Signature of Owner: Marion Danoulin

Signature of Developer: [Signature]

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 person 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.

STATE OF NEW HAMPSHIRE

County of Strafford

Sworn and subscribed before me this 15 day of February, 2024 by _____

Racheal M Deitchler

RACHEAL M. DEITCHLER, Notary Public
My Commission Expires April 21, 2026

(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: [Handwritten Signature]

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.

STATE OF NEW HAMPSHIRE

County of Stratford
Sworn and subscribed before me this 15 day of
February, 2024 by
Racheal M Deitchler
RACHEAL M. DEITCHLER, Notary Public
My Commission Expires April 21, 2026

(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: *Marisa Moncha*

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.

STATE OF NEW HAMPSHIRE

County of *Stafford*
Sworn and subscribed before me this *15th* day of
February, 20*24* by
Racheal M. Deitchler
RACHEAL M. DEITCHLER, Notary Public
My Commission Expires April 21, 2026

TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME: Industrial Site Plan for Turbocam, Inc.

CASE FILE NUMBER

238-44-1 & 44-V-24

PROJECT LOCATION: Tax Map 238, Lot 44-1 & Lot 44, Calef Highway Barrington, NH 03825

Design Review

DATE OF APPLICATION 2-14-24

Property Details:

Single-Family	Residential	Multi-Family Residential	Commercial	Industrial
	Village		7.96 Ac. (Lot 44-1)	27.94 Ac. (Lot 44)
Current Zoning:		Lot Area Size		

Setbacks: 20' Front

Side: 15'

Rear: 15'

Parking Spaces Required: 101

Parking Spaces Provided: 67 on lot 44-1, 34 additional on Lot 44

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

The subject parcels are Tax Map 238, Lots 44 & 44-1. Lot 44 contains the existing Turbocam building at 607 Calef Highway, while Lot 44-1 is currently a vacant lot abutting the existing Turbocam building parcel, with both lots containing frontage along Calef Highway. Lot 44 contains a total of 27.94 Ac. of land, with 9.56 Ac. on the southern side of the parcel under a Conservation Easement to the Town of Barrington. Lot 44-1 contains a total of 7.96Ac. of land, with 2.79 Ac. on the southern and easterly side of the parcel under a Conservation Easement to the town of Barrington. Lot 44 is largely developed on the northern and eastern side of the parcel, with the wooded Conservation Easement to the south. Lot 44-1 is currently a vacant, primarily wooded parcel. The Mallego Brook runs through the southern portion of Lot 44, within the existing Conservation Easement.

The proposal for Lot 44-1 is to construct a 66,867 Sq. Ft. Light Manufacturing Facility w/ office and 1,426 LF drive lane with 67 parking spaces on the parcel. The project has been designed around the confines of the existing Conservation Easement, with no encroachments within the Conservation Easement proposed. The drive lane around the building supports a loading zone at the eastern side of the site to support two WB67 trucks. The Barrington Site Review parking requirements, for a structure of this size, would require a total of 101 parking spaces. As 67 spaces are proposed on Lot 44-1, an additional 34 parking spaces are proposed on Lot 44 to support the use. These additional parking areas on Lot 44 are shown on the color renderings provided in red, keyed out as supporting the development of Lot 44-1. The following image from the submitted plans shows the satellite parking locations on Lot 44 in relation to Lot 44-1. A sidewalk is proposed along the southern and western sides of the Lot 44 Turbocam Drive Lane to provide connectivity between the two parcels. Additional work proposed on Lot 44 includes the construction of a parking lot along the eastern edge of the parcel to provide additional parking for current operations.

Please find attached written narrative for entire project description.



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

February 14, 2024

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

Re: Design Review Submission
Industrial Site Plan Application
Calef Highway
NHBBC, LLC
Virtuous Realty, LLC
Turbocam, Inc.
Barrington, NH
Tax Map 238, Lot 44 & Lot 44-1

Chair and Members of the Barrington Planning Board,

On behalf of the applicant (Turbocam, Inc.) and the owners of Lot 44 (Virtuous Realty, LLC) and lot 44-1 (NHBBC, LLC), Berry Surveying & Engineering (BS&E) is applying for Design review of a non-residential Site Plan on Tax Map 238, Lot 44-1 and Site Improvements to the existing Turbocam site on Lot 44. The applicant has provided Site Plans, Overview Grading Plan, and a Landscaping Plan for proposed work on Lot 44-1, with proposed improvements on Lot 44 being shown on the color rendering plans provided.

Background and General Narrative:

The subject parcels are Tax Map 238, Lots 44 & 44-1. Lot 44 contains the existing Turbocam building at 607 Calef Highway, while Lot 44-1 is currently a vacant lot abutting the existing Turbocam building parcel, with both lots containing frontage along Calef Highway. Lot 44 contains a total of 27.94 Ac. of land, with 9.56 Ac. on the southern side of the parcel under a Conservation Easement to the Town of Barrington. Lot 44-1 contains a total of 7.96Ac. of land, with 2.79 Ac. on the southern and easterly side of the parcel under a Conservation Easement to the town of Barrington. Lot 44 is largely developed on the northern and eastern side of the parcel, with the wooded Conservation Easement to the south. Lot 44-1 is currently a vacant, primarily wooded

parcel. The Mallego Brook runs through the southern portion of Lot 44, within the existing Conservation Easement.

During April of 2023 and January of 2024, BS&E conducted an on-the-ground survey of the subject parcels. Work was conducted under no or low snow conditions. Deidra Benjamin, CWS, was hired to delineate the poorly drained and very poorly drained soils on site. The soils boundary were confirmed by John P. Hayes, CWS, CSS with onsite test pitting and a Site-Specific Soils Map was produced. Based on the wetlands and soils boundaries, the required 50' wetland setback has been applied to the site. The parcels are subject to a 20' front setback and 15' rear and side setbacks. The parcels are also subject to the 50' Greenbelt Buffer along NH Route 125.

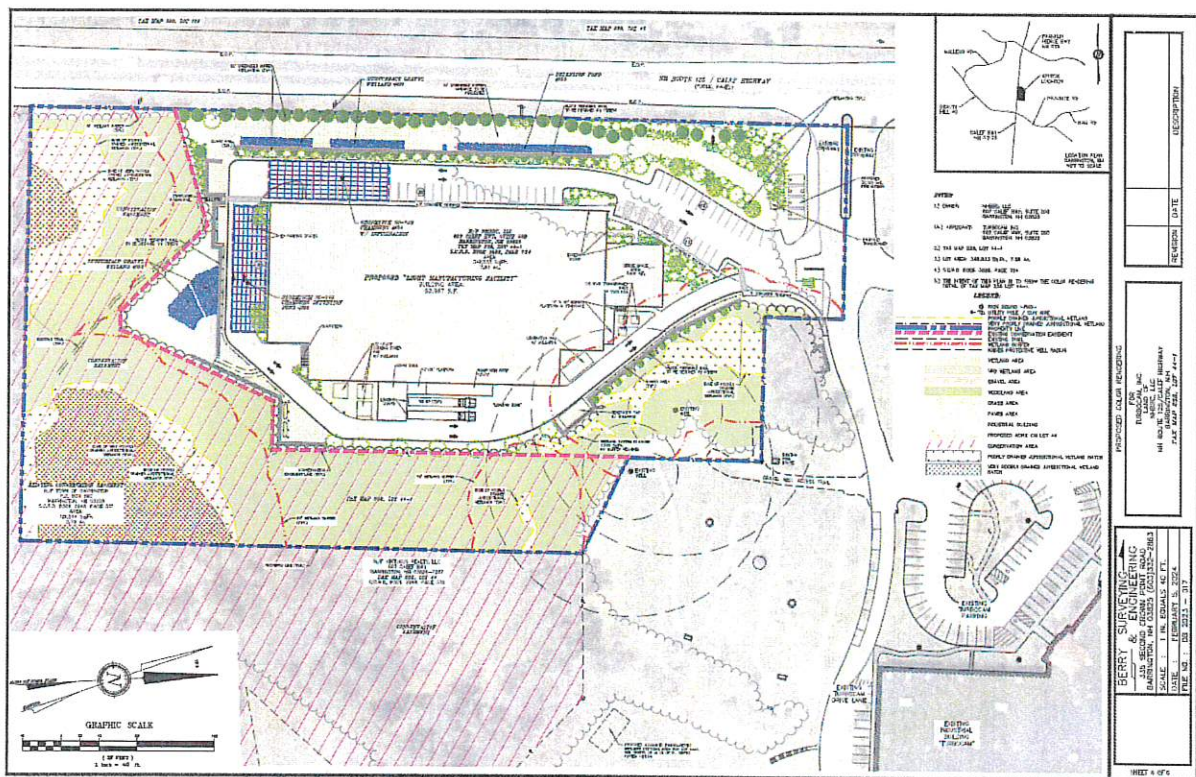


BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

Project Proposal:

The proposal for Lot 44-1 is to construct a 66,867 Sq. Ft. Light Manufacturing Facility w/ office and 1,426 LF drive lane with 67 parking spaces on the parcel. The project has been designed around the confines of the existing Conservation Easement, with no encroachments within the Conservation Easement proposed. The drive lane around the building supports a loading zone at the eastern side of the site to support two WB67 trucks.



In order to facilitate this construction on Lot 44-1, one Variance is necessary:

- 1) To allow for development to be conducted in the Greenbelt Buffer (4.2.2(8))

In order to facilitate this construction on Lot 44-1, two Conditional Use Permits are necessary:

- 1) To allow for a Light Manufacturing Facility in the Village District (Article 19, Table #1)
- 2) To allow for a non-residential structure exceeding 50,000 Sq. Ft. (Article 4.2.2(5))



In order to facilitate this construction on Lot 44-1, five Waiver requests are necessary:

- 1) A reduced drive aisle width on the western parking array (4.9.4(1) Table #3)
- 2) Lighting activity levels (4.12.2 Table #8)
- 3) Satellite Parking greater than 300' away (4.9.12(1))
- 4) Conifer screening trees along public ROW (4.9.7(6))
- 5) Minimum drainage pipe design velocity (4.7.7(2))

In order to facilitate this construction on Lot 44-1, a Special Permit for Construction in a Wetland Buffer (9.6):

- 1) A total of 15,300 Sq. Ft. permanent wetland buffer impact and 2,084 Sq. Ft. of temporary wetland buffer impact between Lots 44 & 44-1 (primarily on Lot 44-1).

The Variance application will be filed shortly after the design review application. This application will include all valid arguments for the request. To support the Variance Request, the applicant is proposing a vigorous replanting of the 50' Greenbelt Buffer. The proposal includes the placement of a subsurface gravel wetland, detention pond, retaining wall, guard rail, and shoulder within this buffer. Along NH Route 125, Conifer screening is used adjacent to the stormwater best management practices (BMPs). On the eastern side of the stormwater BMPs, a retaining wall is set 11' off of the edge of pavement to provide a secondary planting/screening shelf. The Landscaping Plan is included within the Design Review Submission.

Documentation for the Conditional Use Permit Request, Waiver Requests, and 9.6 Special Permit for Construction in a Wetland Buffer will be provided for the full Site Plan submission.

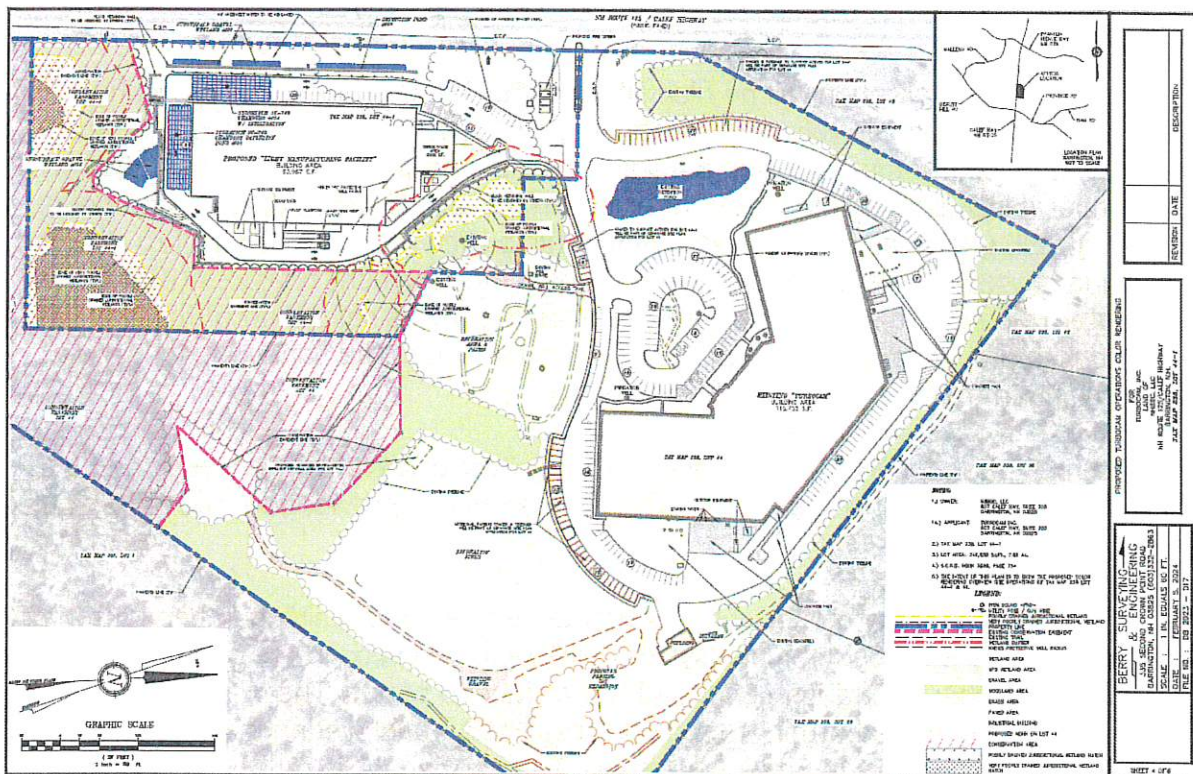
The parking array around the building, drive lane, and building impervious area are supported by a robust drainage system, including two subsurface gravel wetlands, a Stormtech chamber infiltration pond, and two detention ponds. The Water Quality Volume (WQV) is treated within these two subsurface gravel wetlands, before being discharged into the Mallego Brook watershed. The existing wells on site will be used to support the new structure, with the leachfield for the building on Lot 44-1 to be located on Lot 44 (Easements provided). A 30,000-gallon fire cistern with paved apron is proposed at the existing Turbocam entrance. The applicant will connect the proposed building roof drain to the cistern, with the intention of being able to recycle captured stormwater for internal building non-potable water use. This connection is to ensure that the fire cistern always contains the minimal required volume.



BERRY SURVEYING & ENGINEERING

335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com

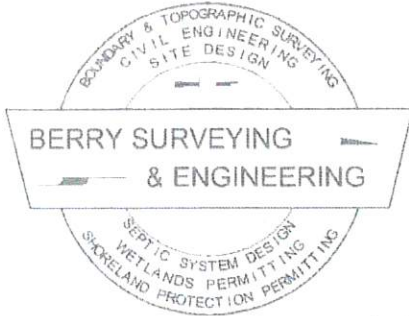
The Barrington Site Review parking requirements, for a structure of this size, would require a total of 101 parking spaces. As 67 spaces are proposed on Lot 44-1, an additional 34 parking spaces are proposed on Lot 44 to support the use. These additional parking areas on Lot 44 are shown on the color renderings provided in red, keyed out as supporting the development of Lot 44-1. The following image from the submitted plans shows the satellite parking locations on Lot 44 in relation to Lot 44-1. A sidewalk is proposed along the southern and western sides of the Lot 44 Turbocam Drive Lane to provide connectivity between the two parcels. Additional work proposed on Lot 44 includes the construction of a parking lot along the eastern edge of the parcel to provide additional parking for current operations.



In addition to the local approvals previously mentioned, the following state & federal permits will be required for construction on Lot 44-1:

- NHDES Alteration of Terrain Permit
- Revised NHDOT Driveway Permit
- NHDES Subsurface Approval
- US EPA NOI & SWPPP





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: Industrial Site Plan Application
Calef Highway
NHBBC, LLC
Virtuous Realty, LLC
Turbocam, Inc.
Barrington, NH
Tax Map 238, Lot 44 & Lot 44-1

Ms. Price,

Please note that I, Andrew Knapp, Director of EHS, Facilities & Maintenance of Turbocam International (Turbocam, Inc.), grant permission to Berry Surveying & Engineering to apply for all local, state, and federal permits as may be needed to develop Tax Map 238, Lot 44 and Lot 44-1 in Barrington, NH. This extends to any Project Manager Level employee or above.

Turbocam Inc. (Applicant):

Printed name:

Andrew Knapp

Virtuous Realty, LLC (Owner):

Printed name:

MARIAN NORONHA

NHBBC, LLC (Owner):

Printed name:

Michael Noronha

STATE OF NEW HAMPSHIRE

County of

Strafford

Sworn and subscribed before me this 15 day of

February, 2024 by

Racheal M. Deitchler

RACHEAL M. DEITCHLER, Notary Public

My Commission Expires April 21, 2026