

BERRY SURVEYING & ENGINEERING

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

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: February 27, 2024

Subject: Variance Application
Calef Highway
NHBBC, LLC
Turbocam, Inc.
Barrington, NH
Tax Map 238, Lot 44

Ms. Price,

We are forwarding to you the following copies in support of the submission of the Variance Application for Tax Map 238, Lot 44-1:

- 6 Half Scale Sets & 1 Full Scale Set (Existing Conditions, Site Plans, Overview Grading, Landscaping, Color Renderings, Evaluated Alternative Plan, Locus Map Plan)
- 7 Application Packages that contain the following
 - o Variance Application
 - o Variance Narrative
 - o Photos & Photo Location Plan
 - o Tax Map
- Abutters List & Labels
- Letter of Authorization
- Application check
- PDF copies sent by email 2-27-24 VPrice@barrington.nh.gov, birvine@barrington.nh.gov>;

Respectfully submitted,
BERRY SURVEYING & ENGINEERING


Christopher R. Berry,
Principal, President


Kevin Poulin, PE
Project Engineer



**Zoning Board of Adjustment
Town of Barrington, New Hampshire**

**INSTRUCTIONS TO APPLICANTS
APPEALING TO THE BARRINGTON
ZONING BOARD OF ADJUSTMENT¹**

**IMPORTANT: PLEASE READ ALL INSTRUCTIONS CAREFULLY BEFORE
FILLING OUT ATTACHED APPLICATION**

Dear Applicant:

This will serve to briefly inform you as to what you must do to bring a petition before the Barrington Zoning Board of Adjustment (ZBA). Please refer to the NH Statutes on Land Use and Regulation and the Barrington Zoning Ordinance for more specific information. You must complete the application(s) applicable to you. There are four (4) purposes to petition the ZBA; they are:

1. **Variances** - where special conditions exist in the property warranting the use of that property in a manner which literally or technically is in violation of the ordinance. Variances can be sought to dimensional or use requirements.

There is a special type of variance allowed for persons having a recognized physical disability, which may be granted for as long as the particular person has a need to use the premises (see RSA 674:33-V). Any medical information submitted to substantiate a disability will remain confidential.

2. **Special Exceptions** - where the ordinance specifically permits a particular use provided the applicant can prove that whatever conditions attached to such use by the ordinance have or will be complied with.
3. **Appeal from Administrative Decisions** - where the applicant feels that the Administrative Official made an error in applying or interpreting the zoning ordinance in a particular case.
4. **Equitable Waiver of Dimensional Requirements** - where a lot or other division of land, or structure thereupon, is discovered to be in violation of a physical layout or dimensional requirement imposed by a zoning ordinance enacted pursuant to RSA 674:16.

¹ Any and all statements made herein are for purposes of this application only, and are made to assist the applicant in their completion of this document. To the extent anything in this application conflicts with any federal, state, and/or local law, ordinance, and/or regulation, said law, ordinance, and/or regulation controls. Furthermore, any and all representations made herein by the applicant are deemed material terms of any approval resulting herefrom.

YOU, THE APPLICANT, ARE RESPONSIBLE FOR PRESENTING SUFFICIENT INFORMATION TO SUPPORT AND PROVE YOUR CASE. WHEN FILLING OUT THE APPLICATION, PLEASE PRINT OR TYPE.

Familiarity with the particular provision of the Zoning Ordinance that affects your property is important, and any specific questions you may have relative to your particular case can be answered either by obtaining a copy of the Zoning Ordinance at the Land Use Office, or by inquiring at the Land Use Office, Town Hall, 4 Signature Dr., Barrington, NH 03825. The Zoning Ordinance can also be viewed on the Town website at <https://www.barrington.nh.gov/land-use-department>.

You may represent yourself or authorize, in writing, someone else to represent you.

The attached application form must be properly completed. Included with the application is a form to list all abutters to the property that is the subject of the appeal. Please obtain the tax map and lot numbers, names and addresses of the abutters from the Barrington Assessor's Office.

Deliver or mail seven (7) copies of the completed application, with applicable attachments to the Land Use Department at least fifteen (15) days prior to the ZBA meeting date. The ZBA meets on the third Wednesday of the month.

A complete application includes, the application, the items on the checklist, and all fees paid. The fee is charged to cover the cost of preparing and mailing the legally required certified letters to the abutters and to place a legal notice in the newspaper. Cash or check is accepted as the form of payment. Please, make the check payable to the Town of Barrington and remit with your application.

The ZBA will hold a public hearing on your application at its regularly scheduled monthly meeting. Public notice of the hearing will be posted at the Town Hall, Barrington Library, the Barrington Post Office, the Land Use Department office and printed in the newspaper. Certified letters will be mailed to you and to all abutters at least five days before the date of the hearing. You and all other parties will be invited to appear in person or by agent or counsel to state the reasons why the appeal should or should not be granted. Please be advised that a decision may not be made the same night of the hearing. You will be sent a notice of the decision.

ZONING BOARD OF ADJUSTMENT APPLICATION



Office Use Only	Case #: _____	Date Received: _____
	Amount Paid: \$ _____	Time Received: _____

APPLICANT/PROPERTY OWNER INFORMATION

APPLICANT: Turbocam, Inc. Phone # 603-905-0203

Address of Applicant: 607 Calef HWY St 200

E-Mail Address: Andy.knapp@turbocam.com

PROPERTY OWNER (if different from applicant): NHBBC, LLC

Address: 607 Calef HWY St 200 Phone # 603-905-0203

E-Mail Address: Andy.knapp@turbocam.com

PROPERTY/PARCEL INFORMATION

Address: Calef Highway

Brief Directions: Parcel is to the right of the existing

Turbocam driveway off of NH Route 125

Zoning District: Village Assessor's Map # 238 Lot(s) # 44-1

TYPE OF APPEAL: (Please check one)

- Variance from Section 4.2.2(8) of the Zoning Ordinance
- Special Exception per Section _____ of the Zoning Ordinance
- Appeal of Administrative Decision regarding Section _____ of the Zoning Ordinance
- Equitable Waiver per Section _____ of the Zoning Ordinance

DESCRIBE BRIEFLY YOUR PLANS FOR THE PROPERTY (NARRATIVE): (If needed, please submit on additional paper attached to the application.)

Please find attached narrative. Applicant is looking to conduct "development" for the purposes of stormwater within the 50' Greenbelt Buffer of NH Route 125

APPLICATION CHECKLIST (Please check off)

- A. **Application signed** by Applicant and Property Owner (if different from Applicant) X
Note: In order for the application to be accepted by Land Use Department staff and placed on the ZBA agenda YOU MUST COMPLETE (1) ALL SECTIONS ON PAGE 1 as well as (2) ALL QUESTIONS FOR THE SPECIFIC APPEAL YOU ARE SEEKING.
- B. **Seven (7) Copies of Completed Zoning Board of Adjustment Application** X
Note: Only include those pages of the application that are relevant to your request. Please do not include the abutters list with the 9 copies (include only as part of original signed application (Part A above)).
- C. **Context or Locus Map** (Show Surrounding Zoning Districts) X
- D. **Tax Map** (Copy can be attained by the Assessing Office) X
- E. **Existing Conditions Site Plan or Recorded Subdivision Plan** to include well and septic location (may be found at Strafford County Registry of Deeds). X
- F. **Seven (7) Copies of a plot plan** drawn in accordance with a boundary line to scale not less than 1" = 40'. They need to include the lot dimensions including area in square feet, and also the size and location of existing and proposed buildings if applicable, including setbacks. X
Site Plan - *Drawn and Stamped by Registered Land Surveyor*
a. 24" X 36" – 2 Copies
b. 11' X 17" – 6 Copies
c. 8 1/2 " X 11" – 1 Copy
d. PDF copy emailed to Town Planner @ planning@barrington.nh.gov
- G. **Seven (7) copies of colored photos:** Existing Conditions Photo Exhibit X
Up to four photos may be shown per 8 ½" X 11" page size.
a. Photos are to be taken looking toward the site and adjacent to the site.
b. Photos should show adjacent improvements and existing on-site conditions.
c. Number the photographs according to view.
- H. **List of abutters** List of Certified Abutters (Include Applicant and all licensed professionals, i.e., engineer, architect, land surveyor, or soil scientist, whose seals are affixed to the plan, as well as any holder of a conservation or agricultural easement.) Including addresses and map and lot number of parcels that adjoin or is directly across the street or stream from the land under consideration by the local land use board of the subject property. X
- I. **Mailing Labels** in triplicate with abutters names and addresses for notices. X

J. **TOTAL FEE** paid by cash or check made payable to “Town of Barrington”

1.	Application fee of:	
	\$150.00 VARIANCE	\$ <u>150.00</u>
	\$150.00 SPECIAL EXCEPTION	\$ <u> </u>
	\$150.00 APPEAL FROM ADMINISTRATIVE DECISION	\$ <u> </u>
	\$150.00 EQUITABLE WAIVER	\$ <u> </u>
2.	Certified letters fee: # of abutters <u>8</u> X \$10.00 =	\$ <u>80.00</u>
3.	Applicant & Owner mailing fee: <u>2</u> X \$10.00 =	\$ <u>20.00</u>
4.	Foster’s newspaper public notice	\$ <u>250.00</u>

TOTAL FEE \$ 500

SIGNATURE PAGE

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

I, the undersigned Applicant, hereby certify that the information contained within this Application is complete and accurate, and I acknowledge that I have read and understand the Application Instructions, which are set forth on the first two pages of this Application form.



Signature of Applicant*

*Both Signatures Required



Signature of Owner*

**Please note: if the applicant is representing the owner, a notarized authorization letter must be submitted at the time of the application. **

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Barrington Zoning Board, Land Use Department and other pertinent Town Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post- approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: _____



Date: 2-27-24

Signature of Land Use Staff: _____

Date: _____

VARIANCE REQUIREMENTS

THIS SECTION TO BE COMPLETED BY VARIANCE APPLICANTS ONLY

The Zoning Board of Adjustment may not authorize a zoning ordinance variation unless ALL of the following criteria are met. Please provide evidence that the requested Variance complies by addressing the issues below.

A. Variance Requested

A variance is requested from Section(s) 4.2.2(8) of the Zoning Ordinance to permit:
Development within the 50' Greenbelt Buffer. Please find attached narrative.

B. The Five Variance Criteria (as set forth in NH RSA 674:33, I(b))

Please demonstrate compliance with the following:

1. Granting the variance will not be contrary to the public interest.

Please find attached narrative.

2. Granting the variance would be consistent with the spirit of the Ordinance.

Please find attached narrative.

3. Granting of the variance would do substantial justice.

Please find attached narrative.

4. Granting the variance will not result in diminution of surrounding property values.

Please find attached narrative.

NOTE: please complete EITHER paragraph 5A OR paragraph 5B. Staff recommends that you complete paragraph 5B only if you feel you cannot meet the requirements set forth in paragraph 5A.

5A. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

- (i) The following special conditions of the property distinguish it from other properties in the area:
Please find attached narrative.

and

- (ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

Please find attached narrative.

and

- (iii) The proposed use is a reasonable one because:

Please find attached narrative.

OR

5B. If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it:

Please find attached narrative.

ABUTTER LIST

THIS SECTION OF THE APPLICATION MUST BE COMPLETED BY ALL APPLICANTS

Pursuant to RSA 676:7 as amended, the State Law of New Hampshire, the Town of Barrington is required to notify the applicant and every abutter of the public hearing by certified mail. The cost of required publication or posting of notice, and the cost of mailing said notices, shall be paid by the applicant.

Refer to RSA 672:3 as amended, for the definition of an Abutter.

.PLEASE NOTE: Abutter ownership information for lots located in Barrington, shall be obtained through the Town's Assessment Office.

Please find attached abutters list

Tax Map	Lot No.	Owner(s) of Record	Mailing Address

Signature of Property Owner: _____  _____ Date: 2-27-24

Signature of Land Use Staff: _____ Date: _____



Town of Barrington Zoning Board of Adjustment
Application Authorization

I/We _____ NHBBC, LLC _____
(Property Owner*)

hereby authorize _____ Turbocam, Inc. _____
607 Calef HWY St 200, Barrington, NH 03825 _____
(Applicant Name and Address)

to appear before the Zoning Board of Adjustment on my/our behalf with a
_____ Variance _____ Application _____
(type of application)

for _____ an Industrial Site Plan for Turbocam, Inc. _____
_____ to conduct development within the 50' Greenbelt Buffer _____
(Project name and description)

Property location/address: _____ Calef Highway _____

Tax map and lot number: _____ TM 238, Lot 44-1 _____

Zoning District: _____ Village _____

Property Owner* Signature _____ Date _____
2-27-24

Notary Public Signature _____ Date _____

*All listed owners of a property must sign an application authorization form.



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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



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February 14, 2024

Direct Abutters List

Owner of Record

Tax Map 238, Lot 44-1

NHBBC LLC
607 Calef Hwy St 200
Barrington, NH 03825
Book 3689, Page 754

Applicant

Tax Map 238, Lot 44-1

TURBOCAM, Inc
607 Calef Hwy St 200
Barrington, NH 03825
Book 3689, Page 754

Abutters

Tax Map 238, Lot 44

Virtuous Realty LLC
607 Calef Hwy #200
Barrington, NH 03825
Book 2948, Page 332

Tax Map 238, Lot 45

Madeline Lockhardt Tr
73 Durham Rd
Durham, NH 03824
Book 2369, Page 059

Tax Map 250, Lot 132

Peter & Jan Keravich Jr
327 Mallego Rd
668 Calef Hwy
Barrington, NH 03825
Book 2369, Page 059

Conservation Easement

Town of Barrington
PO Box 660
Barrington, NH 03825
Book 2948, Page 337

Professionals

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

Deidra Benjamin, CWS
100 Leavitt Rd
Pittsfield, NH 03263

Adam Holmes, AIA
104 Congress Street #203
Portsmouth, NH 03801

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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crberry@metrocast.net

February 15, 2024

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

Re: Variance Request
Calef Highway
NHBBC, LLC
Turbocam, Inc.
Barrington, NH
Tax Map 238, Lot 44-1

Chair and Members of the Barrington Zoning Board,

On behalf of the applicant (Turbocam, Inc.) and the owner of Lot 44-1 (NHBBC, LLC), Berry Surveying & Engineering (BS&E) is applying for a Variance to the Zoning Ordinance Section 4.2.2(8), to allow for development within the 50' Greenbelt Buffer along NH Route 125. The applicant has provided an Existing Conditions Plan, Site Plans, an Overview Grading Plan, Landscaping Plan, Site Color Rendering, and an Alternative Demonstration Plan in addition to the checklist items. The definition of "Development" is all-inclusive within the Zoning Ordinance. In the application, the design was careful to keep parking and building area outside of the Greenbelt Buffer.

Background and General Narrative:

The subject parcel is Tax Map 238, Lot 44-1. Lot 44-1 is currently a vacant, primarily wooded lot abutting the existing Turbocam building parcel (Tax Map 238, Lot 44), containing frontage along Calef Highway. 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. Included within the Conservation Easement is wetlands, uplands within the 50' wetland buffer, and uplands outside any required buffers. The Mallego Brook is located off-site, and runs just to the south of the Conservation Easement.

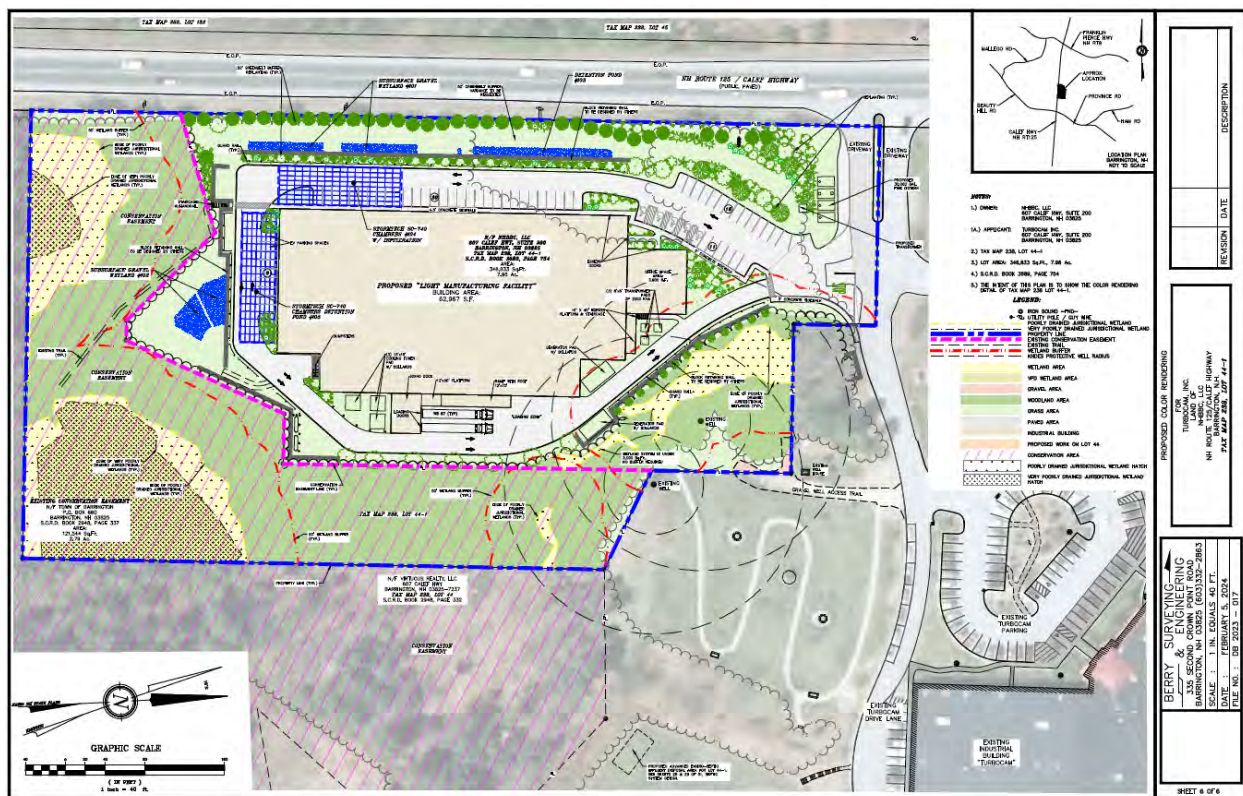
During April of 2023 and January of 2024, BS&E conducted an on-the-ground survey of the subject parcels. Work was conducted under no or low snow conditions. Deidra Benjamin, CWS, was hired to delineate the poorly drained and very poorly drained soils on site. The soils boundary was confirmed by John 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 parcel is subject to a 20' front setback and 15' rear and side setbacks. As previously mentioned, the parcel is also subject to the 50' Greenbelt Buffer along NH Route 125.



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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.



The proposal includes the placement of a subsurface gravel wetland, detention pond, retaining wall, guard rail, and shoulder within this buffer. To support the Variance Request, the applicant is proposing a vigorous replanting of the 50' Greenbelt 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 at a higher elevation. The Landscaping Plan is included within the Variance Submission. The applicant will require a Conditional Use Permit for the project to construct a "Light Manufacturing Facility" within the Village District and a Conditional



Use Permit to construct a non-residential building over 50,000 Sq. Ft. in size. It is also of note that in the image above, the Conservation Easement area is shaded in a pink cross hatch and is delineated by a pink dashed line. This Conservation Easement Area includes wetlands, uplands within the 50' buffer, and buildable uplands outside of any buffers.

A plan has been provided within the application titled "Alternative Overview Grading & Drainage Plan". The intent of this provided plan is to show the grading within the Greenbelt Buffer without retaining walls provided. Without retaining walls, a series of 2:1 slopes is necessary to grade the BMPs, which does not leave appropriate room for the revegetation of the Greenbelt Buffer. The addition of the retaining walls allows for the creation of a two-tiered replanting of the buffer, with trees along NH Route 125 and a secondary row of vegetation between the retaining wall and guard rail.

Five Variance Criteria

1.) Granting the variance will not be contrary to the public interest.

Granting this variance will not be contrary to the public interest. The driving factor of the variance request is to allow for the placement of stormwater BMPs within the Greenbelt Buffer. The stormwater BMPs provide a water quality benefit to the Mallego Brook, while the replanting of the Greenbelt Buffer will provide a visually attractive buffer to the public driving by the parcel. The replanting will help to screen the development items proposed within the buffer and the parking outside of the buffer. The excavation of the hill at the northwestern portion of the site by the proposed fire cistern, allows to the replanting of the buffer at a similar grade that blends into the site development and landscaping outside of the buffer. The project as designed does not markedly change the neighborhood given the commercial context in which it sits. The spirit of the ordinance is in ensuring sites are designed with the rural nature of the community in mind, by reducing paved surfaces fronting on the major corridors. This site is careful to position the structure as far to the back of the site as practical while balancing the commercial needs of the community.

2.) Granting the variance would be consistent with the spirit of the Ordinance.

Granting the variance would be consistent with the spirit of the Ordinance due to the robust and visually attractive replanting of the



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Greenbelt Buffer. The Ordinance specifically allows for the replanting of the Greenbelt Buffer to provide a visually attractive visual area. Trees including in the Landscaping Plan includes a mix of Red Maple Trees, Dogwoods, White Spruces, Dwarf Spruces. Bushes include a mix of Bayberry, Butterfly Bush, Arrowwood, Miss Kim Lilac, Elderberry, and Spicebush. Replanting of the buffer is proposed as a two-tier system: Larger conifers along NH Route 125 provide an initial level of planting/screening, with dwarf spruces and bushes planted at the top of the retaining wall, adjacent to the drive lane. This vegetation will help to screen the stormwater BMPs, retaining wall, and guard rail proposed to be placed in the buffer.

3.) Granting the variance would do substantial justice.

Granting the variance would do substantial justice. In this application, there is no detriment to the public from allowing development within the Greenbelt Buffer and there is an overwhelming gain to the applicant, which in turn is a benefit to the community. The Ordinance specifically allows for the replanting of the Greenbelt Buffer to provide a visually attractive buffer. The public will observe a well landscaped Greenbelt Buffer as a vehicle passes. The replanting of full-size trees along NH Route 125 and smaller trees/shrubs along the retaining wall proposed will help to screen development activity within the Greenbelt Buffer.

4.) Granting the variance will not result in diminution of surrounding property values.

Granting the variance will be will not result in the diminution of surrounding property values. The primary intent of this variance request is to allow for the placement of stormwater BMPs within this buffer. The vigorous replanting of the buffer will help to screen these development items. Abutting properties include the existing Turbocam site (Lot 44), the BarnZ's Barrington Cinema Plaza (Tax Map 238, Lot 45) and Tax Map 250, Lot 32, which contains "Autos at the Orchard". The abutting uses are Commercial in nature.



5a.) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship:

- i) The following special conditions of the property distinguish it from other properties in the area:

When Lot 44-1 was subdivided from Lot 44 (Existing Turbocam Parcel) in February of 2004, the applicant deeded 2.79 Acres of the 7.96 Acre parcel as a Conservation Easement to the Town of Barrington. This Conservation Easement includes upland and wetland area on the southern and eastern side of the parcel. In 2008, when New Hampshire implemented the three NH Stormwater Manual volumes and Alteration of Terrain Standards, stormwater standards have become far stricter than what was implemented at the time of Subdivision and Conservation Easement.

When the applicant provided the Conservation Easement to Barrington, they could not have foreseen the ramifications of this 2008 updated water quality regulations. As seen on the existing Turbocam Site (Lot 44), only a detention pond exists at the front of the Site for attenuation of peak rates of stormwater runoff. Current water quality standards require the treatment of the Water Quality Volume, Compliance with Channel Protection Volume Standards, and attenuation of peak rates of runoff. If the applicant had not provided an upland portion of land as part of the Conservation Easement to the Town of Barrington, stormwater management and site grading would be moved away from NH Route 125 and the Variance would not be required. Denial of the variance based on the previous positive commitments on the project site will create an unnecessary hardship to the applicant through the potential loss of square footage which is in very high, and immediate demand. As noted below this is a very reasonable use of the front buffer.

And

- ii) No fair and substantial relationship exists between the general purposes of the ordinance provision and the specific application of that provision to the property because:

The intention of the Ordinance is to ensure that a visual buffer is provided to development along NH Route 125 that larger commercial or industrial buildings are not massed right up along NH Route 125,



where the underlying Village Zoning District front setback is 20'. The applicant is proposing stormwater BMPs and other development related items within the Greenbelt Zone due to the Conservation Easement that has been placed on buildable upland on the eastern portion of the parcel. The applicant is proposing a robust replanting of the Greenbelt Buffer, which is allowed in the ordinance. The proposed building is set back +/- 94' from the front property line, with the replanting providing a level of screening for the proposed development items in the Greenbelt Buffer and the parking/building located outside of the 50' Greenbelt Buffer.

And

iii) The proposed use is a reasonable one because:

The proposed use is a reasonable one because, without the Conservation Easement on the parcel that provides public benefit, the applicant would be able to pursue the project without the need for a Variance. If the upland on the eastern side of the parcel was not part of the Conservation Easement, stormwater BMPs could be placed outside of the Greenbelt Buffer and the Site layout could be moved to the east with all development items placed outside of the buffer.

OR

5b) If the criteria in subparagraph 5A above are not established, explain how, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

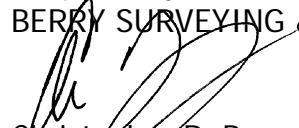
There are special conditions of this property that require a variance, and is therefore necessary to enable a reasonable use of the property. If the applicant had not provided upland area are part of the Conservation Easement in 2004, a Variance would not be needed. As previously mentioned, the stormwater quality requirements of the current day and age are far stricter than when the Conservation Easement was provided in 2004 (See item 5a.i on page #5 & 6). If the easterly side upland was able to be used for development/stormwater treatment, the site layout would be moved to the east, removing the need to place stormwater BMPs within the Greenbelt Buffer. This would have allowed for the applicant to pursue the reasonable use of the parcel, obtaining the two required Conditional Use Permits without




the need for the Variance. There is public benefit to the Conservation Easement on the parcel adjacent to the Mallego Brook.

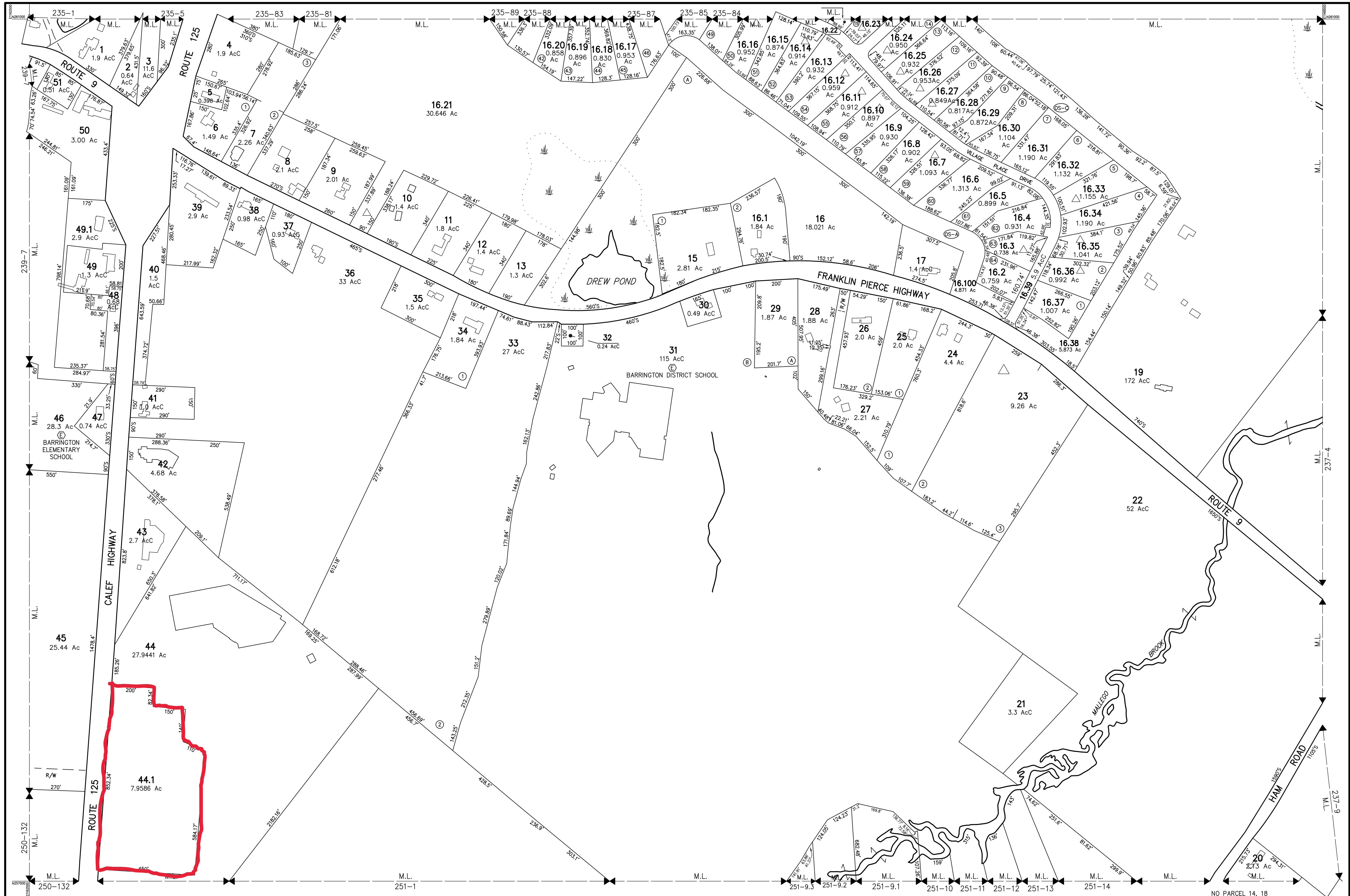
We hope that the board looks favorably upon the request, and BS&E looks forward to working with the board on this application.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING


Christopher R. Berry
Principal, President


Kevin R. Poulin, PE
Project Engineer





THIS MAP IS FOR ASSESSMENT AND PLANNING PURPOSES ONLY. IT IS NOT TO BE USED FOR DESCRIPTION, CONVEYANCE, OR DETERMINATION OF LEGAL TITLE.

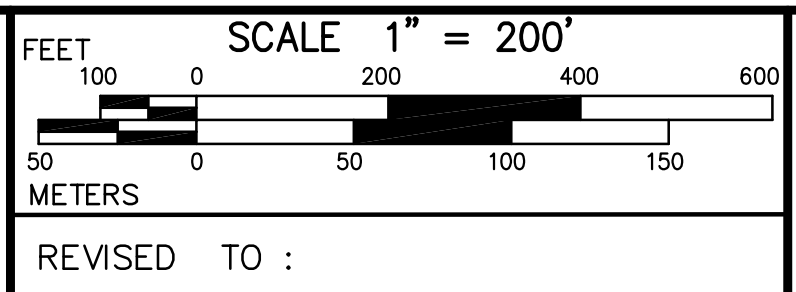
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.

PHOTOGRAPHY DATE: APRIL 25, 2003 COMPLETION DATE: NOVEMBER 2003



AREA SURVEYED	Ac
AREA CALCULATED	AcC
RECORD DIMENSION	100'
SCALED DIMENSION	100'S
MATCH LINE	M.L.
WATER	

EXEMPT PROPERTY	
SUBDIVISION LOT NO.	
BUILDING	
RIGHT OF WAY/ACCESS	
COMMON OWNERSHIP	
WETLANDS	



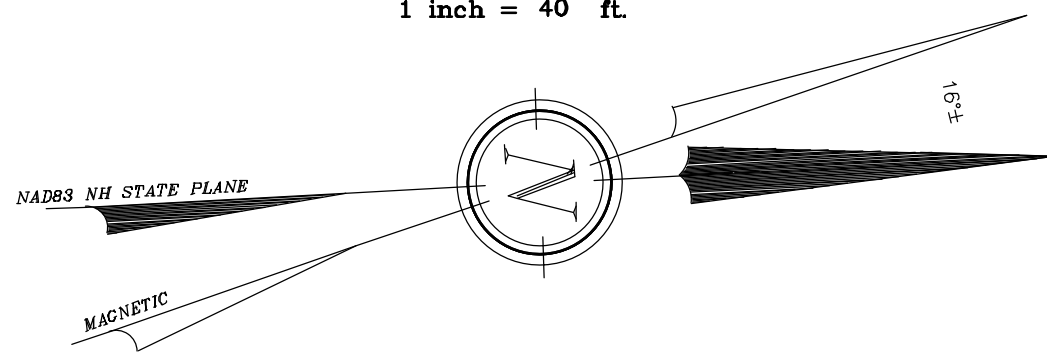
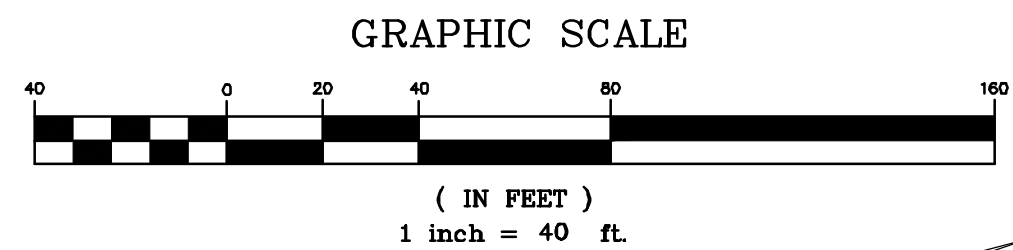
PROPERTY MAPS

BARRINGTON

NEW HAMPSHIRE

INDEX	DIAGRAM	MAP NO.
234	235	236
239	237	238
250	251	252

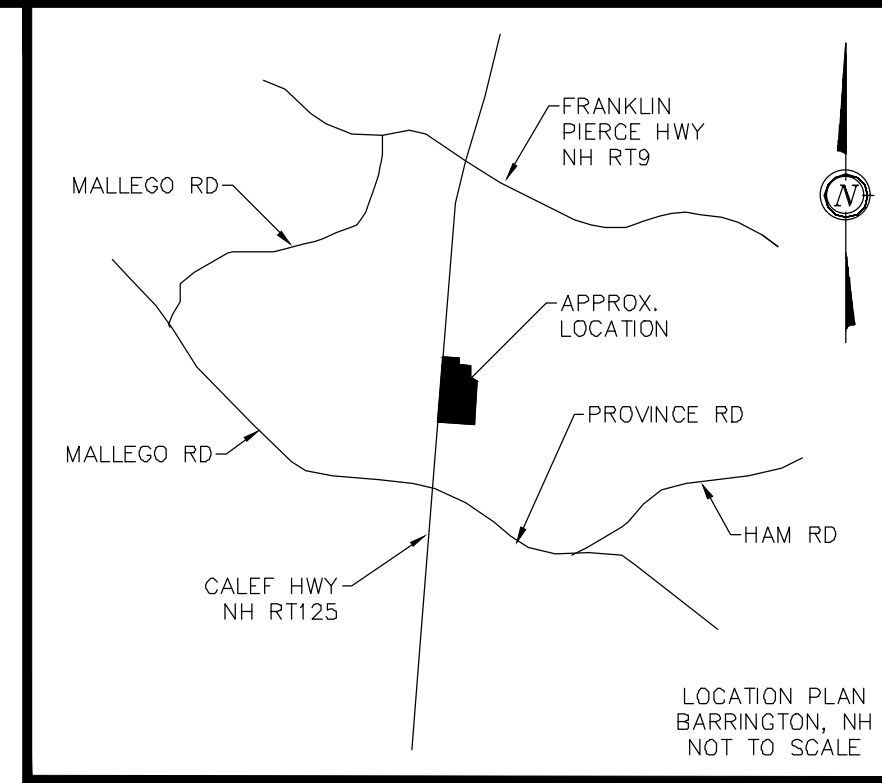
NO PARCEL 14, 18



N/F KERAVICH, PETER JR. & JAN
327 MALLEGO RD
608 CALEF HWY
BARRINGTON, NH 03825
TAX MAP 250, LOT 132
S.C.R.D. BOOK 2369, PAGE 59

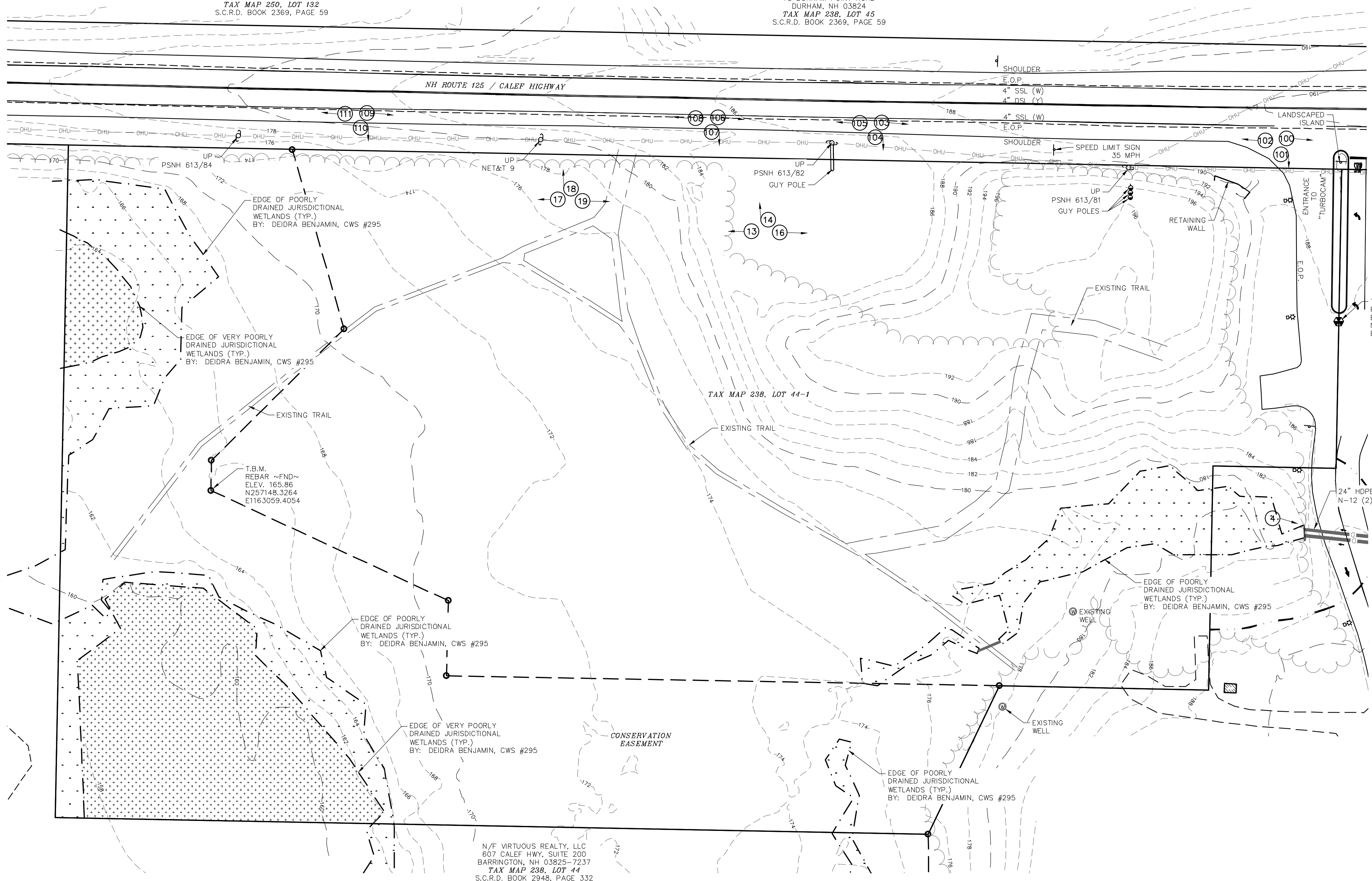
N/F LOCKHARDT TR, MADELINE
73 DURHAM POINT ROAD
DURHAM, NH 03824
TAX MAP 238, LOT 45
S.C.R.D. BOOK 2369, PAGE 59

N/F VRTUOUS REALTY, LLC
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825-7237
TAX MAP 238, LOT 44
S.C.R.D. BOOK 2948, PAGE 332



NOTES:

- 1.) OWNER: NHBBC, LLC
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
- 1A.) APPLICANT: TURBOCAM, INC.
607 CALEF HWY, SUITE 200
BARRINGTON, NH 03825
- 2.) TAX MAP 238, LOT 44-1
- 3.) LOT AREA: 346,833 Sq.Ft., 7.96 Ac.
- 4.) S.C.R.D. BOOK 3689, PAGE 754
- 5.) THE INTENT OF THIS PLAN IS TO SHOW THE VARIANCE APPLICATION PHOTOS OF TAX MAP 238, LOT 44-1.



LEGEND:

	IRON BOUND/IRON ROD (FND)
	IRON PIPE (FND)
	STONE BOUND (FND)
	UTILITY POLE / GUY WIRE
	SINGLE POST SIGN
	TEMPORARY BENCHMARK
	TESTHOLE
	BUILDING SETBACK LINE
	EXISTING CONSERVATION EASEMENT LINE
	OVERHEAD UTILITIES
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	POORLY DRAINED WETLAND LINE
	VERY POORLY DRAINED WETLAND LINE
	FND FOUND
	TYP TYPICAL
	S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
	PHOTO LOCATION

VARIANCE PHOTO LOCATION PLAN

REVISION	DATE	DESCRIPTION

FOR
TURBOCAM, INC.
LAND OF
NHBBC, LLC
NH ROUTE 125/CALEF HIGHWAY
BARRINGTON, N.H.
TAX MAP 238, LOT 44-1

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 40 FT.
DATE : FEBRUARY 5, 2024
FILE NO. : DB 2023 - 017



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

*Calef Highway, Barrington
Tax Map 238, Lot 44-1*



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*Calef Highway, Barrington
Tax Map 238, Lot 44-1*



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Tax Map 238, Lot 44-1*



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