



FEES:	
Application \$150.00	Abutters @ ____ X \$10.00 each= ____
Total Received: \$ ____ Cash ____ Check# ____	
Date Received _____	

**SECTION 9.6 APPLICATION FOR SPECIAL PERMIT FOR CONSTRUCTION
IN WETLAND BUFFER
TOWN OF BARRINGTON
PO Box 660; 4 Signature Drive
Barrington, New Hampshire 03825**

A SPECIAL USE PERMIT allows the Town of Barrington to consider special uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a wetlands buffer in the Wetlands Protection District Overlay, but rather only by a special use permit. A public hearing is required.

Is the proposed use permitted by right in the appropriate base zoning district? (See Table 1, Table of Uses, located in the town zoning ordinance)

- If yes, then proceed with the below criteria for a Special Use Permit pursuant to Section 9.6.
- If, on the other hand, the proposed use requires a conditional use permit, a special exception, or a variance, you must obtain that permit or approval before seeking a Special Use Permit pursuant to Section 9.6.

This application applies only to uses proposed in the Wetlands Protection District Overlay that violate the required wetland buffer. There is a separate application for a Conditional Use Permit pursuant to Section 3.4, which is also available in the town Land Use Office.

Is the proposed use related to a Site Plan or Subdivision Application? Yes No

Name of Project: Industrial Site Plan for Turbocam, Inc

Address of Property: 607 Calef Highway

Tax Map: 238 Lot: 44 Zoning District(s): Village Overlay:Stratified drift Total Area of Site: 27.94Ac

Name of Applicant/Agent: Turbocam, Inc.

Mailing Address of Applicant/Agent: 607 Calef Highway St 200, Barrington, NH 03825

Telephone: 603-905-0203 Email: Andy.Knapp@Turbocam.com Fax:

Name of Property Owner: Virtuous Realty, LLC _____

Mailing Address of Property Owner: 607 Calef Highway St 200, Barrington, NH 03825

Telephone: 603-905-0203 Email: Andy.Knapp@Turbocam.com Fax:

Letter of Authorization Provided: YES

Signature of Owner  Agent: See Letter of Authorization

Deed Provided: YES

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- If, on the other hand, the proposed use requires a conditional use permit, a special exception, or a variance, you must obtain that permit or approval before seeking a Special Use Permit pursuant to Section 9.6.

This application applies only to uses proposed in the Wetlands Protection District Overlay that violate the required wetland buffer. There is a separate application for a Conditional Use Permit pursuant to Section 3.4, which is also available in the town Land Use Office.

Is the proposed use related to a Site Plan or Subdivision Application? Yes No

Name of Project: Industrial Site Plan for Turbocam, Inc

Address of Property: Calef Highway

Tax Map: 238 Lot: 44-1 Zoning District(s): Village Overlay:Stratified drift Total Area of Site_7.96Ac

Name of Applicant/Agent: Turbocam, Inc.

Mailing Address of Applicant/Agent: 607 Calef Highway St 200, Barrington, NH 03825

Telephone: 603-905-0203 Email: Andy.Knapp@Turbocam.com Fax:

Name of Property Owner: NHBBC, LLC _____

Mailing Address of Property Owner: 607 Calef Highway St 200, Barrington, NH 03825

Telephone: 603-905-0203 Email: Andy.Knapp@Turbocam.com Fax:

Letter of Authorization Provided: YES

Signature of Owner  Agent: See Letter of Authorization _____

Deed Provided: YES

Describe in detail all existing uses and structures on the subject property (You may attach a separate typed sheet):

Please find attached narrative.

Size of Impact_14,011 Sq. Ft. permanent impact, 3,019SF temp between the two parcels

Describe in detail all proposed uses, structures, construction, or modifications requiring a Special Use Permit. Please find attached narrative.

Describe in detail how the following standards of the Town of Barrington Zoning Ordinance under Section 9.6 "Special Permit for Construction in a Wetlands Buffer" have been satisfied by your proposal. (You may attach a separate sheet.)

1. The proposed use is in keeping with the intent and purposes set forth in the zoning ordinance as permitted in the base zoning district (See Table 1, Table of Uses, located in the zoning ordinance). If the base zoning district requires a conditional use permit or special exception for the proposed use, one must already have been obtained; or if the proposed use is not listed on the Table of Uses or is listed but not permitted, one must already have obtained a variance.

Please find attached narrative. _____

2. After a review of all reasonable alternatives, it is determined to be infeasible to place the proposed structure or use outside of the buffer zone.

Please find attached narrative. _____

3. The proposed structure or use must be set back as far as possible from the delineated edge of the wetland or surface water.

Please find attached narrative. _____

4. Appropriate erosion control measures must be in place prior to and during construction.

Please find attached narrative. _____

5. Any disturbance to the surrounding buffer zone must be repaired and restored upon completion of construction.

Please find attached narrative. _____

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6. All available mitigation measures to address changes in water quality and quantity be implemented, along with design and construction methods to minimize adverse impacts, if required by the Planning Board. Please find attached narrative. _____

Statement of Assurance and Agreement:

I hereby certify that to the best of my knowledge this submitted application information is true and correct. All proposed development will be in conformance with the information contained on the application and in the approved plan as well as the provisions of the Town of Barrington ordinances and regulations.

The Owner/Agent, by filing an application, hereby grants permission for members of the Board and staff to enter onto the subject property for the purposes of this review.

 Applicant/Agent Signature	Date 4-16-24
Owner Signature	Date
Owner Signature	Date
Staff Signature	Date



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

April 17, 2024

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

Re: 9.6 Special Use Permit Request
Calef Highway
NHBBC, LLC
Virtuous Realty, LLC
Turbocam, Inc.
Barrington, NH
Tax Map 238, Lot 44-1 & 44

Chair and Members of the Barrington Planning Board and Barrington Conservation Commission,

On behalf of the applicant (Turbocam, Inc.) and the owner of Lot 44-1 (NHBBC, LLC) and Lot 44 (Virtuous Realty, LLC), Berry Surveying & Engineering (BS&E) is applying for a 9.6 Special Use Permit for disturbance within a wetland buffer.

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.

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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 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.



Project Proposal:

The proposal for Lot 44-1 is to construct a 65,109 Sq. Ft. Light Manufacturing Facility w/ office and 1,426 LF drive lane with 66 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. This project requires 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 below, 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.

The parking array around the building, drive lane, and building impervious area are supported by a robust drainage system, including two bio-retention cells with internal reservoirs, a Stormtech chamber infiltration pond, and two detention ponds. The Water Quality Volume (WQV) is treated within these two bio-retention cells, 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).

In total on Lot 44, there is one location of 1,392 Sq. Ft. of permanent wetland buffer impact and two locations totaling 414 Sq. Ft. of temporary wetland buffer impact. It is of note that a majority of the permanent wetland buffer disturbance considers the existing Turbocam driveway, where utility and pavement work will be occurring within the 50' wetland buffer.

In total on Lot 44-1, there is one location of permanent wetland buffer impact totaling 12,619 Sq. Ft. and two locations of temporary wetland buffer impact totaling 2,605 Sq. Ft.. This area includes primarily the proposed drive lane connection, retaining wall, guard rail, and small portions of the proposed Light Manufacturing Facility.

Between the two parcels, there is a total of 14,011 Sq. Ft. of permanent wetland buffer disturbance and 3,019 Sq. Ft. of temporary impact. Temporary impact refers to the setting of proper erosion & sediment control measures, that will be removed upon the completion of construction with the areas restabilized.



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The following items are from the 9.6 Application:

Describe in detail how the following standards of the Town of Barrington Zoning Ordinance under Section 9.6 "Special Permit for Construction in a Wetlands Buffer" have been satisfied by your proposal.

1. The proposed use is in keeping with the intent and purposes set forth in the zoning ordinance as permitted in the base zoning district (See Table 1, Table of Uses, located in the zoning ordinance). If the base zoning district requires a conditional use permit or special exception for the proposed use, one must already have been obtained; or if the proposed use is not listed on the Table of Uses or is listed but not permitted, one must already have obtained a variance.

The applicant has applied for a Variance from the ZBA and applied for the two required Conditional Use Permits required at this time.

2. After a review of all reasonable alternatives, it is determined to be infeasible to place the proposed structure or use outside of the buffer zone.

After a review of all reasonable alternatives, it has been determined to be infeasible to avoid wetland buffer disturbance. Of the 7.96-acre parcel, 2.79-acres of wetland and buildable upland have been placed in a Conservation Easement to the Town on Barrington when the parcels Lot 44 & Lot 44-1 were subdivided.

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, the site would have been able to utilize the +/- 20,000 Sq. Ft upland area on the eastern side of the parcel within the Conservation Easement for development. This would have potentially avoided wetland buffer impact all together on Lot 44-1.



3. The proposed structure or use must be set back as far as possible from the delineated edge of the wetland or surface water.

The placement of the proposed structure balances the need for a drive lane and parking around the building, with the need for stormwater best management practices (BMPs), and the location of the existing Conservation Easement. Retaining walls are proposed to minimize impacts of grading against the Conservation Easement and wetland buffer.

4. Appropriate erosion control measures must be in place prior to and during construction.

An Erosion & Sediment Control Plan is provided within the project plan set (sheet #24). Per the 2022 EPA CGP, any disturbance within 50' of a wetland but utilize double perimeter control (mulch berm/silt soxx/silt fence) and construction fence. Within the wetland buffer impact areas, double rows of 8" silt soxx and construction fence are proposed in accordance with the 2022 CGP.

5. Any disturbance to the surrounding buffer zone must be repaired and restored upon completion of construction.

Temporary wetland buffer impact will be restored using conservation mix upon the completion of the project. This is notes on the Erosion & Sediment Control Plan in the plan set. Highbush Blue Berry Bushes are proposed to be planted at the base of the retaining wall in the wetland buffer.

6. All available mitigation measures to address changes in water quality and quantity be implemented, along with design and construction methods to minimize adverse impacts, if required by the Planning Board.

The following mitigation measures are proposed to be implemented on site:

- **A curbed driveway with catch basins that do not contain sumps and closed stormwater system prevents impervious surface from sheeting directly to the wetlands.**
- **Rain Gardens with Internal Reservoirs are proposed for stormwater treatment**
- **Retaining walls are utilized within the wetland buffer to minimize grading impacts.**
- **Where retaining walls are not utilized, 2:1 side slopes with non-plastic erosion control blanket are proposed.**

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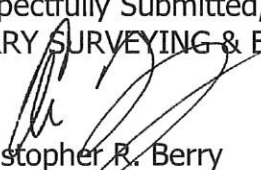
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9.6 Special Use Permit Narrative, Turbocam, Inc.
Tax Map 238, Lot 44 & 44-1, Calef Highway Barrington, NH

April 17, 2024
Page 6 of 6

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



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607 Calef Highway, Barrington
Tax Map 238, Lots 44 & 44-1

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607 Calef Highway, Barrington
Tax Map 238, Lots 44 & 44-1



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607 Calef Highway, Barrington
Tax Map 238, Lots 44 & 44-1



Date & Time: Tue Apr 04, 2023 at 14:33:19 EDT
Position: +043.205675° / -070.995767° (+15.5ft)
Altitude: 184ft (+11.2ft)
Datum: WGS-84
Azimuth/Bearing: 180° S00W 3200mils True (+12°)
Elevation Angle: -17.7°
Horizon Angle: -00.2°
Zoom: 1.0X

301



Date & Time: Tue Apr 04, 2023 at 14:41:14 EDT
Position: +043.205284° / -070.995655° (+15.0ft)
Altitude: 180ft (+11.7ft)
Datum: WGS-84
Azimuth/Bearing: 229° S49W 4071mils True (+12°)
Elevation Angle: -11.0°
Horizon Angle: +00.2°
Zoom: 1.0X

302

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BERRY SURVEYING & ENGINEERING
PUBLIC ENGINEERING
STATE OF NEW HAMPSHIRE
LAND AND PLANNING DEPARTMENT
LAND AND PLANNING DEPARTMENT

BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
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607 Calef Highway, Barrington
Tax Map 238, Lots 44 & 44-1



Date & Time: Tue, Apr 04, 2023 at 14:41:48 EDT
Position: +043.205221° / -070.995762° (±15.6ft)
Altitude: 193ft (±11.1ft)
Datum: WGS-84
Azimuth/Bearing: 330° N30W, 5867mils True (±12°)
Elevation Angle: -10.5°
Horizon Angle: +00.7°
Zoom: 1.0X

303



Date & Time: Tue, Apr 04, 2023 at 15:29:09 EDT
Position: +043.206980° / -070.996391° (±11.6ft)
Altitude: 183ft (±9.8ft)
Datum: WGS-84
Azimuth/Bearing: 328° N32W, 5891mils True (±12°)
Elevation Angle: -18.4°
Horizon Angle: +00.9°
Zoom: 1.0X

304



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004795

2004 FEB 27 PM 2:56

STRAFFORD COUNTY
REGISTRY OF DEEDS

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

THOUSAND 1 HUNDRED AND 25 DOLLARS

MO. DAY YR. 02/27/2004

643896\$ ****7125.00

VOID IF ALTERED

WARRANTY DEED

Carolyn L. Goodwill, Trustee, of the City of Concord, Merrimack County, State of New Hampshire, in her capacity as Trustee of the Carolyn L. Goodwill Living Revocable Trust under trust agreement dated March 26, 1999, sometimes referred to as the Carolyn L. Goodwill Living Trust, as the same may have been amended ("Grantor"), for consideration paid, grants to Virtuous Realty, LLC, a New Hampshire limited liability corporation, with a mailing address of 5 Faraday Drive, Dover, NH 03820 ("Grantee"), with **WARRANTY COVENANTS**,

Two certain tracts of land situated in the Town of Barrington, Strafford County, State of New Hampshire, bounded and described as set forth on Exhibit A attached hereto.

Meaning and intending to describe and convey a portion of the premises conveyed to the Grantor herein by deed of Carolyn L. Goodwill, dated March 26, 1999 and recorded in the Strafford County Registry of Deeds at Book 2092, Page 149.

This is not the homestead property of the Grantor or her spouse.

Executed this 12th day of FEBRUARY, 2004.

Carolyn L. Goodwill
 Carolyn L. Goodwill, Trustee Carolyn
 Goodwill Living Revocable Trust u/d/t
 Dated March 26, 1999

BK 2948 PG 0332

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STATE OF New Hampshire
COUNTY OF Merrimack

The foregoing instrument was acknowledged before me this 12th day of February, 2004, by Carolyn L. Goodwill, Trustee of the Carolyn L. Goodwill Living Revocable Trust u/d/t dated March 26, 1999, as the same may have been amended.

Barbara C Buck
Notary Public/ ~~Justice of the Peace~~



(Type or Print Name)
My Commission Expires: _____

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BK2948PG0333

EXHIBIT A
LEGAL DESCRIPTION
(Goodwill to Virtuous Realty, LLC)

Two certain tracts or parcels of land situated in the Town of Barrington, Strafford County, State of New Hampshire and shown on a plan entitled, "Tax Map 14, Lot 64A, Subdivision Plan, Turbocam, Barrington, NH, Owned by Carolyn L. Goodwill Revocable Trust, Prepared for Virtuous Realty, LLC," dated November 19, 2003, last revised February 11, 2004, and recorded in the Strafford County Registry of Deeds as Plan # 74-73-74-76 (the "Plan"), further bounded and described as follows:

Lot 14-64A:

That certain tract or parcel of land situated in the Town of Barrington, Strafford County, State of New Hampshire and shown on the Plan as Lot 14-64A, further bounded and described as follows:

Beginning at a point on the easterly side of NH Route 125, at the southerly point of land now or formerly of Andrew and Kay Miller; thence

S 21° 27' 00" W a distance of 185.26 feet, more or less, along the easterly sideline of NH Route 125 to a stone bound at the northwest corner of Lot 14-64B; thence

S 68° 33' 00" E a distance of 200.00 feet, more or less, along the northerly bound of said Lot 14-64B, to a stone bound; thence

S 21° 27' 00" W a distance of 82.34 feet, more or less, still along the boundary of Lot 14-64B to a stone bound; thence

S 68° 33' 00" E a distance of 150.00 feet, more or less, along the boundary of Lot 14-64B to a stone bound; thence

S 21° 27' 00" W a distance of 140.00 feet, more or less, along the boundary of Lot 14-64B to a stone bound; thence

S 43° 55' 48" E a distance of 110.00 feet, more or less, along the boundary of Lot 14-64B to a stone bound; thence

S 21° 27' 00" W a distance of 584.17 feet, more or less, along the boundary of Lot 14-64B to a stone bound; thence

N 68° 33' 00" W a distance of 450.00 feet, more or less, along the southerly boundary of Lot 14-64B to a stone bound set in the easterly edge of NH Route 125; thence

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S 21° 27' 00" W a distance of 887.97 feet, more or less, along the easterly side of NH Route 125 to its intersection with the northerly side of Province Road, thence

S 44° 16' 22" E a distance of 13.65 feet, more or less, along the northerly side of Province Road to an iron pipe at land now or formerly of Patricia Muckian; thence

N 55° 18' 55" E a distance of 2,182.16 feet, more or less, following traces of a barbed wire fence along said Muckian land to a drill hole in a concrete bound at land now or formerly of Mary Wilson and Susan Gaudiello; thence

N 33° 27' 10" W a distance of 287.99 feet, more or less, following traces of a barbed wire fence along said Wilson and Gaudiello land to an iron pipe; thence

N 31° 10' 22" W a distance of 169.25 feet, more or less, following traces of a barbed wire fence still along said Wilson and Gaudiello land to a drill hole in a stone bound at land now or formerly of Waldron Haley; thence

N 31° 53' 37" W a distance of 711.17 feet, more or less, following traces of a barbed wire fence along said Haley land to an iron rod at land now or formerly of Andrew and Kay Miller; thence

S 48° 05' 24" W a distance of 641.82 feet, more or less, along the bound of said Miller land to a point at the easterly side of NH Route 125, being the point of beginning.

Containing 1,217,247 square feet, or 27.9441 acres, more or less.

SUBJECT TO the restriction that usage of the area of red pine plantation located on this lot and shown on the Plan as "Red Pine Plantation," shall be limited to the construction of nature trails, accessory structures or signage to support recreational uses, selective tree cutting for forest management purposes, and other recreational uses. Notwithstanding the foregoing, however, the Grantee shall be permitted to install and maintain underground utilities in the Red Pine Plantation, provided the Grantee returns any areas disturbed by the installation of such underground utilities to substantially their original state.

FURTHER SUBJECT TO building restrictions as noted below.

Tract 2, Lot 14-64B:

That certain tract or parcel of land situated in the Town of Barrington, Strafford County, State of New Hampshire and shown on the Plan as Lot 14-64A, further bounded and described as follows:

Beginning at a point on the easterly side of NH Route 125, at the northwesterly corner of the herein-described lot, and the boundary line with Lot 14-64A, described above; thence

S 68° 33' 00" E a distance of 200.00 feet, more or less, along the boundary of said Lot 14-64A, to a stone bound; thence

S 21° 27' 00" W a distance of 82.34 feet, more or less, still along the boundary of Lot 14-64A to a stone bound; thence

S 68° 33' 00" E a distance of 150.00 feet, more or less, continuing along the boundary of Lot 14-64A to a stone bound; thence

S 21° 27' 00" W a distance of 140.00 feet, more or less, along the boundary of Lot 14-64A to a stone bound; thence

S 43° 55' 48" E a distance of 110.00 feet, more or less, along the boundary of Lot 14-64A to a stone bound; thence

S 21° 27' 00" W a distance of 584.17 feet, more or less, along the boundary of Lot 14-64A to a stone bound; thence

N 68° 33' 00" W a distance of 450.00 feet, more or less, along the boundary of Lot 14-64A to a stone bound set in the easterly edge of NH Route 125; thence

N 21° 27' 00" E a distance of 852.34 feet, more or less, along the easterly side of NH Route 125 to a stone bound at the Lot 14-64A, being the point of beginning.

Containing 346,677 square feet or 7.9586 acres, more or less.

Additional Restrictions Affecting Lots 14-64A and 14-64B:

Lots 14-64A and 14-64B are SUBJECT TO the restriction that not more than 12.5 total acres may be used for commercial buildings or other permanent structures built for commercial purposes (collectively referred to as "Structures"). In measuring total acres covered by Structures, reference shall be made to the square footage of the footprint of such Structure(s). Structures shall not include driveways, recreational facilities (including, without limitation, pavilions or gazebos), or parking areas. The allocation of acreage between the lots shall be as follows: Structures on (Lot 14-64A) shall be limited to a maximum of ten and one-half (10.5) acres, and Structures on (Lot 14-64B) shall be limited to a maximum of two (2) acres. The owners of Lots 14-64A and 14-64B may reallocate the amount of acreage available to each Lot by a written instrument in recordable form, which instrument, if executed by each owner and recorded in the Strafford County Registry of Deeds, shall be conclusive evidence of such reallocation. In no event may the total acreage be greater than twelve and one-half (12.5) acres. To illustrate the foregoing and by way of example only, if the owner of Lot 14-64A wants to allocate one (1) acre to the owner of Lot 14-64B, both owners shall execute a written document evidencing such reallocation so that the owner of Lot 14-64A shall have nine and one-half (9.5) acres of buildable area and the owner of Lot 14-64B shall have three (3) acres of buildable area. This restriction may be enforced by the Grantor or its successors and assigns. Grantor shall have the right to enforce this restriction at law or in equity.


BK 2948 PG 0336

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→ Please return to:
D'Amante, Couser, Steiner Pellerin, P.A.
P.O. Box 2650
Concord, N.H. 03302-2650

STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
****6 Thousand 0 Hundred 00 Dollars		
DATE	ST813964	AMOUNT
10/29/2008	\$	****6000.00
VOID IF ALTERED		

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **The Good Shepherd School, Inc.**, a New Hampshire corporation with a mailing address of 37 Province Lane, Town of Barrington, County of Strafford, and State of New Hampshire 03825 (the "Grantor"), FOR CONSIDERATION PAID grants to **NHBBC LLC**, a Delaware limited liability company with a mailing address of 5 Faraday Drive, City of Dover, County of Strafford, and State of New Hampshire 03820 (the "Grantee"), with WARRANTY COVENANTS:

A certain tract or parcel of land together with certain rights, situated on Route 125, in the Town of Barrington, County of Strafford and State of New Hampshire, bounded and described as set forth in Exhibit A attached hereto.

Meaning and intending to describe and convey the same premises conveyed to the within named Grantor by Warranty Deed of Virtuous Realty, LLC, recorded in the Stafford County Registry of Deeds on February 27, 2004 at Book 2948, Page 0347.

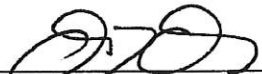
This is not homestead property of the Grantor.

Signed this 29th day of October, 2008.

The Good Shepherd School, Inc.



Witness

By: 

David Clark
Chair, Board of Directors
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

On this 29th day of October, 2008, then personally appeared the above-named David Clark, in his capacity as Chair of the Board of Directors of **The Good Shepherd School, Inc.**, known to me, or satisfactorily proven, to be the person whose name subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained, on behalf of **The Good Shepherd School, Inc.**

Before me,



Justice of the Peace / Notary Public

My Commission Expires: 11/28/12

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EXHIBIT A
LEGAL DESCRIPTION

That certain tract or parcel of land situated in the Town of Barrington, Strafford County, State of New Hampshire and shown as Lot 14-64B on a plan entitled, "Tax Map 14, Lot 64A, Subdivision Plan, Turbocam, Barrington, NH, Owned by Carolyn L. Goodwill Revocable Trust, Prepared for Virtuous Realty, LLC," dated November 19, 2003, last revised February 11, 2004, and recorded in the Strafford County Registry of Deeds as Plan # 74-73 (the "Plan"), further bounded and described as follows: through 74-76

Beginning at a point on the easterly side of NH Route 125, at the northwesterly corner of the herein-described lot, and the boundary line with Lot 14-64A, as shown on the Plan; thence

S 68° 33' 00" E a distance of 200.00 feet, more or less, along the boundary of said Lot 14-64A, to a stone bound; thence

S 21° 27' 00" W a distance of 82.34 feet, more or less, still along the boundary of Lot 14-64A to a stone bound; thence

S 68° 33' 00" E a distance of 150.00 feet, more or less, continuing along the boundary of Lot 14-64A to a stone bound; thence

S 21° 27' 00" W a distance of 140.00 feet, more or less, along the boundary of Lot 14-64A to a stone bound; thence

S 43° 55' 48" E a distance of 110.00 feet, more or less, along the boundary of Lot 14-64A to a stone bound; thence

S 21° 27' 00" W a distance of 584.17 feet, more or less, along the boundary of Lot 14-64A to a stone bound; thence

N 68° 33' 00" W a distance of 450.00 feet, more or less, along the boundary of Lot 14-64A to a stone bound set in the easterly edge of NH Route 125; thence

N 21° 27' 00" E a distance of 852.34 feet, more or less, along the easterly side of NH Route 125 to a stone bound at the Lot 14-64A, being the point of beginning.

Containing 346,677 square feet or 7.9586 acres, more or less.

TOGETHER WITH an easement to be used in common with the Grantor for access and egress by foot or vehicle, or any other means, from NH Route 125 to and from the described property (the "Property") over that portion of the shared driveway which falls on Lot 14-64A, retained by the Grantor. The centerline of the driveway runs along the northerly boundary of the herein conveyed Lot 14-64B and the southerly boundary of Lot 14-64A for a distance of 200.00

feet. The driveway extends into each lot on either of said center line. Said driveway is shown on plan entitled, "Tax Map 14, Lot 64A, Master Site Plan Layout, Turbocam, Barrington, NH, Owned by Carolyn L. Goodwill Revocable Trust, Prepared for Virtuous Realty, LLC," dated November 19, 2003, last revised February 11, 2004 (the "Site Plan"). This right of access shall run to the Grantee, its successors and assigns, as well as to its employees, students and their families, owner's agents, guests, friends, and other invitees thereof. Grantor, its successors, assigns, employees and guests, reserves similar rights to use the that portion of the said driveway which falls on Lot 14-64B for access and egress to Lot 14-64A.

ALSO CONVEYING herewith the right and easement to build, maintain and use playing fields on land of the Grantor situated in the Town of Barrington, Strafford County, State of New Hampshire, in the area shown as "Multipurpose Athletic Fields" on the Site Plan, including the right to build and maintain fencing around said fields, and install bleachers and equipment or fixtures to be used in connection with sporting and other events taking place on the fields.

The right to build and maintain the fields is exclusive to the Grantee, its successors and assigns, however Grantor reserves the right to the use of the fields at specific times as approved in advance by Grantee.

TOGETHER WITH the following rights and easements, in common with the Grantor, and others so entitled: (i) The right and easement to use the roads on land of the Grantor to pass from NH Route 125 or from the Grantee's land, shown on the Site Plan, to and from said fields, by vehicle or on foot; and (ii) The right and easement, to use established trails on land of the Grantor to pass on foot from Lot 14-64B to and from said fields.

SUBJECT TO Conservation Easement conveyed by the Grantor herein to the Town of Barrington dated February 27, 2004 and recorded immediately prior hereto.

SUBJECT TO a certain building restriction set forth in deed of Carolyn L. Goodwill, Trustee of the Carolyn L. Goodwill Living Trust dated March 26, 1999 to the Grantor, of near or even date herewith and recorded in the Strafford County Registry of Deeds at Book 2948, Page 332 (the "Goodwill Deed").

Lot 14-64B and Lot 14-64A, retained by the Grantor, are SUBJECT TO the restriction that that not more than 12.5 total acres may be used for commercial buildings or other permanent structures built for commercial purposes (collectively referred to as "Structures"), As set forth in deed of Carolyn L. Goodwill, Trustee of the Carolyn L. Goodwill Living Trust dated March 26, 1999, to the Grantor, of near or even date herewith and recorded in the Strafford County Registry of Deeds at Book 2948, Page 332. In measuring total acres covered by Structures, reference shall be made to the square footage of the footprint of such Structure(s). Structures shall not include driveways, recreational facilities (including, without limitation, pavilions or gazebos), or parking areas. The allocation of acreage between the lots shall be as follows: Structures on (Lot 14-64A) shall be limited to a maximum of ten and one-half (10.5) acres, and Structures on (Lot 14-64B) shall be limited to a maximum of two (2) acres. The owners of Lots 14-64A and 14-64B may reallocate the amount of acreage available to each Lot by a written instrument in recordable form, which instrument, if executed by each owner and recorded in the Strafford County Registry of Deeds, shall be conclusive evidence of such reallocation. In no

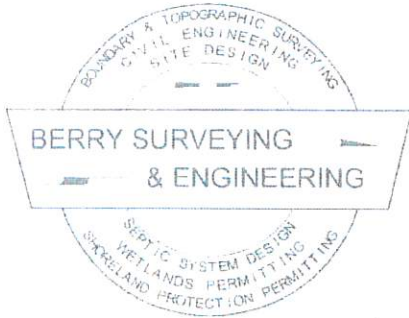
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event may the total acreage be greater than twelve and one-half (12.5) acres. To illustrate the foregoing and by way of example only, if the owner of Lot 14-64A wants to allocate one (1) acre to the owner of Lot 14-64B, both owners shall execute a written document evidencing such reallocation so that the owner of Lot 14-64A shall have nine and one-half (9.5) acres of buildable area and the owner of Lot 14-64B shall have three (3) acres of buildable area. This restriction may be enforced by Carolyn L. Goodwill, Trustee of the Carolyn L. Goodwill Living Trust dated March 26, 1999, or her successors and assigns. The said Carolyn L. Goodwill, Trustee, her successors and assigns shall have the right to enforce this restriction at law or in equity.

SUBJECT TO a utility easement conveyed by the Grantor to Verizon New England Inc. recorded at the Strafford County Registry of Deeds on September 24, 2004 at Book 3070, Page 0650.



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

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