



FEES: Application \$150.00
Abutters @ ____ X \$8.00 each= ____
Total Received: \$ ____ Cash ____ Check# ____
Date Received _____

1 - SECTION 3.4 CONDITIONAL USE PERMIT APPLICATION

TOWN OF BARRINGTON
PO Box 660; 333 Calef Highway
Barrington, New Hampshire 03825

A CONDITIONAL USE PERMIT (CUP) allows the Town of Barrington to permit uses which may be essential or desirable to a particular community, but which are not allowed as a matter of right within a zoning district, but rather only through a CUP. A public hearing is required. A conditional use permit can provide flexibility within a zoning ordinance.

This application may not be used for those seeking a Special Permit for Construction in a Wetland Buffer pursuant to Section 9.6 of the town zoning ordinance. There is a separate application for a Special Permit in a Wetland Buffer, which is also available at the town Land Use office.

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

Name of Project: Turbocam, Inc. _____

Address of Property: Calef Highway _____

Tax Map: 238_ Lot: 44-1 Zoning District(s): Village Overlay: Stratified Drift Total Area of Site__

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: 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.

Describe in detail all proposed uses, structures, construction, or modifications requiring a Conditional Use Permit:

Article 19, Table 1: Table of Uses, to allow for the construction of a "Light Manufacturing Facility" within the Village District

Describe in detail how the following conditions of the Town of Barrington Zoning Ordinance under Section 3.4 "Conditional Use Permits Issued by the Planning Board" have been satisfied by your proposal. (You may attach a separate sheet.)

1. The building, structure or use is specifically authorized under the terms of this Ordinance. Please find attached narrative. _____

2. If completed, the development in its proposed location will comply with all requirements of this Ordinance, and with specific conditions or standards established in this Section for the particular building, structure or use.

Please find attached narrative. _____

3. The building, structure or use will not materially endanger the public health or safety.

Please find attached narrative. _____

4. The building, structure or use will not substantially de-value abutting property.

Please find attached narrative. _____

5. The building, structure or use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located.

Please find attached narrative. _____

6. The building, structure or use will not have a substantial adverse impact on highway or pedestrian safety.

Please find attached narrative. _____

7. The building, structure or use will not have a substantial adverse impact on the natural and environmental resources of the town.

Please find attached narrative. _____

8. Adequate public utilities, community facilities, and roadway capacity are available to the property to ensure that the proposed use will not necessitate excessive public expenditures in providing public services.

Please find attached narrative. _____

9. Where deemed necessary when considering an application for Conditional Use approval, the Planning Board may require that adequate visual buffers be established.

Please find attached narrative. _____

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Statement of Assurance and Agreement:
Revised 7/11/2023

LAND USE OFFICE

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	4-17-24
Owner Signature	Date
Owner Signature	Date
Staff Signature	Date

buffers. The Mallego Brook is located off-site, and runs just to the south of the Conservation Easement.



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. A Conditional Use Permit is required to allow the Land Use within the Village District and to allow for a non-residential structure exceeding 50,000 Sq. Ft.. The existing Turbocam driveway will be utilized for the new development, with vehicles entering the proposed site via a new driveway cut on the southside of the Turbocam driveway. Parking is provided at the western and northern sides of the subject parcel, with a semi-truck



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drive lane for shipping/receiving provided circulating the building. Additional parking to support the new demand will be provided on the existing Turbocam parcel. The proposed structure will support operations for the two existing Barrington facilities. This highly valuable and in demand light manufacturing space will be integral to the facilities and expansion of Turbocam, Inc. within the town center of the Town of Barrington.

At this time, Variance has been requested from Zoning Article 4.2.2(8), to allow for "Development" to be conducted within the 50' Greenbelt Buffer along NH Route 125. 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 provided Variance discussion regarding Landscaping and Screening is relevant to the Conditional Use Permit Requests.

Conditional Use Permit Conditions

- **Conditional Use Permit Request #1:** Article 19, Table 1: Table of Uses, to allow for the construction of a "Light Manufacturing Facility" within the Village District.
- **Conditional Use Permit Request #2:** Article 4.2.2(5): Non-Residential Structure exceeding 50,000 Sq. Ft. in size.

BS&E presents supporting detail of the CUP Conditions in **bold**.

1. The building, structure or use is specifically authorized under the terms of this Ordinance.

CUP Request #1:

The "Light Manufacturing Facility" Land Use is allowed within the Village District if a Conditional Use Permit issued by the Planning Board per Article 19, Table 1: Table of Uses.

CUP Request #2:

A non-residential structure exceeding 50,000 Sq. Ft. is allowed within the Village District if a Conditional Use Permit is issued by the Planning Board per Article 4.2.2(5).



2. If completed, the development in its proposed location will comply with all requirements of this Ordinance, and with specific conditions or standards established in this Section for the particular building, structure or use.

CUP Request #1:

The proposed development will comply with all requirements of this Ordinance, with the proposal to be reviewed for compliance with all applicable Town Standards by Town Agents and Third-Party Review Engineer.

CUP Request #2:

The proposed development will comply with all requirements of this Ordinance, with the proposal to be reviewed for compliance with all applicable Town Standards by Town Agents and Third-Party Review Engineer.

3. The building, structure or use will not materially endanger the public health or safety.

CUP Request #1:

The proposed land use will not materially endanger the public health or safety. The proposal will receive all required state and federal permits, including NHDES Alteration of Terrain and NHDOT Driveway Change of Use Permit. If traffic improvements are determined to be required by the NHDOT to receive permit, this will be implemented into final plans.

CUP Request #2:

The proposed structure will not materially endanger the public health or safety. The proposal will receive all required state and federal permits, including NHDES Alteration of Terrain and NHDOT Driveway Change of Use Permit. If traffic improvements are determined to be required by the NHDOT to receive permit, this will be implemented into final plans. The structure will be designed to all applicable State and Federal Building and Fire Codes.

4. The building, structure or use will not substantially de-value abutting property.

CUP Request #1:

The proposed land use will not substantially de-value abutting property. This construction is highly valuable manufacturing space proposed to support the existing operations of the abutting Turbocam Parcel to the north. Robust landscaping and replanting of the 50' Greenbelt Buffer is proposed to provide aesthetically pleasing



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screening to vehicle traffic along NH Route 125. Abutting property uses are commercial in nature along NH Route 125.

CUP Request #2:

The proposed structure will not substantially de-value abutting property. This construction is highly valuable manufacturing space proposed to support the existing operations of the abutting Turbocam Parcel to the north. Robust landscaping and replanting of the 50' Greenbelt Buffer is proposed to provide aesthetically pleasing screening to vehicle traffic along NH Route 125. Abutting property uses are commercial in nature along NH Route 125.

5.The building, structure or use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located.

CUP Request #1:

The proposed land use will be compatible with the neighborhood and abutting uses. This construction is proposed to support the existing operations of the abutting Turbocam Parcel (115,000+ Sq. Ft. Light Manufacturing Facility) to the north. Abutting property uses are commercial in nature along NH Route 125.

CUP Request #2:

The proposed structure will be compatible with the neighborhood and abutting uses. This construction is proposed to support the existing operations of the abutting Turbocam Parcel (115,000+ Sq. Ft. Light Manufacturing Facility) to the north. Abutting property uses are commercial in nature along NH Route 125.

6.The building, structure or use will not have a substantial adverse impact on highway or pedestrian safety.

CUP Request #1:

The proposed land use will receive a NHDOT Driveway Change of Use Permit. If traffic improvements are determined to be required by the NHDOT to receive permit, this will be implemented into final plans. Comment has been received from Barrington Police Department at this time of the desire to work with NHDOT to move the 35MPH speed limit further to the south of the parcels.



CUP Request #2:

The proposed structure will receive a NHDOT Driveway Change of Use Permit. If traffic improvements are determined to be required by the NHDOT to receive permit, this will be implemented into final plans. Comment has been received from Barrington Police Department at this time of the desire to work with NHDOT to move the 35MPH speed limit further to the south of the parcels.

7.The building, structure or use will not have a substantial adverse impact on the natural and environmental resources of the town.

CUP Request #1:

The proposed land use will not have a substantial adverse impact on the natural and environmental resources of the town. The applicant has conversed with the Barrington Conservation Commission regarding the 9.6 Wetland Buffer Impact proposal. A series of stormwater best management practices are proposed to mitigate stormwater runoff and provide nutrient removal. Erosion and sedimentation control measures will be provided during the construction process. All necessary state and Federal Permits will be obtained, including but not limited to: NHDES Alteration of Terrain, NHDES Subsurface Approval, US EPA Notice of Intent, and the Implementation of a Stormwater Pollution Prevention Plan, as required by the US EPA.

CUP Request #2:

The proposed structure will not have a substantial adverse impact on the natural and environmental resources of the town. The applicant has conversed with the Barrington Conservation Commission regarding the 9.6 Wetland Buffer Impact proposal. A series of stormwater best management practices are proposed to mitigate stormwater runoff and provide nutrient removal. Erosion and sedimentation control measures will be provided during the construction process. All necessary state and Federal Permits will be obtained, including but not limited to: NHDES Alteration of Terrain, NHDES Subsurface Approval, US EPA Notice of Intent, and the Implementation of a Stormwater Pollution Prevention Plan, as required by the US EPA.



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8. Adequate public utilities, community facilities, and roadway capacity are available to the property to ensure that the proposed use will not necessitate excessive public expenditures in providing public services.

CUP Request #1:

The proposed land use will not necessitate public expenditure is providing public services. Turbocam maintenance crews will maintain landscaping and snow plowing duties. The site will be serviced by on site well and leachfield. The project will receive a NHDOT Driveway Change of Use Permit. If traffic improvements are determined to be required by the NHDOT to receive permit, this will be implemented into final plans. Comment has been received from Barrington Police Department at this time of the desire to work with NHDOT to move the 35MPH speed limit further to the south of the parcels.

CUP Request #2:

The proposed structure will not necessitate public expenditure is providing public services. Turbocam maintenance crews will maintain landscaping and snow plowing duties. The site will be serviced by on site well and leachfield. The project will receive a NHDOT Driveway Change of Use Permit. If traffic improvements are determined to be required by the NHDOT to receive permit, this will be implemented into final plans. Comment has been received from Barrington Police Department at this time of the desire to work with NHDOT to move the 35MPH speed limit further to the south of the parcels.

9. Where deemed necessary when considering an application for Conditional Use approval, the Planning Board may require that adequate visual buffers be established.

CUP Request #1:

A robust replanting of the 50' Greenbelt Buffer has been provided in support of the Variance Request and is included within this submission package.

CUP Request #2:

A robust replanting of the 50' Greenbelt Buffer has been provided in support of the Variance Request and is included within this submission package.

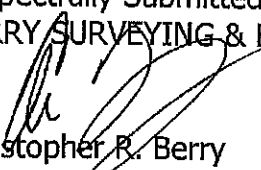


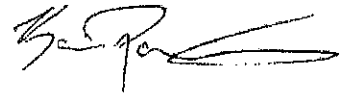
3.4 Conditional Use Permit Request Narrative, Turbocam, Inc.
Tax Map 238, Lot 44-1, Calef Highway Barrington, NH

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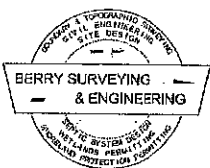
We hope that the board looks favorably upon the request, and BS&E looks forward to working with the board on this application.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING


Christopher R. Berry
Principal, President



Kevin R. Poulin, PE
Project Engineer



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