

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-V-24-SR

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 _____ 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)

Project Address: Calef Highway & 607 Calef Highway
Current Zoning District(s): Village _____ Map(s) 238 _____ Lot(s) 44-1 _____
Request: To construct a 65,109 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 Wagner
Company: Market Square Architects
Phone: 603-501-0202X 134 Fax: _____ E-mail: Awagner@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
crberry@metrocast.net Address: 335 Second Crown Point Road, Barrington, NH 03825

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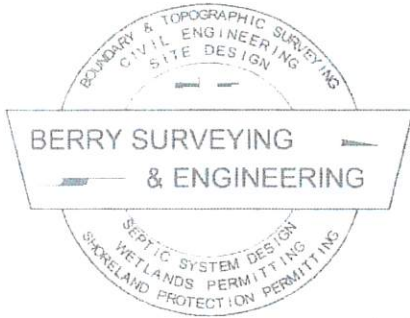

Owner Signature


Applicant Signature

Staff Signature

Date 2/14/2024

LAND USE OFFICE



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

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

TOWN OF BARRINGTON - LAND USE DEPARTMENT

PROJECT NARRATIVE

PROJECT NAME: Industrial Site Plan for Turbocam, Inc.

CASE FILE NUMBER 238-44-1-V24-SR

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

DATE OF APPLICATION 4-16-24

Property Details:

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

Setbacks: 20' Front	Side: 15'	Rear: 15'
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Parking Spaces Required: 98 Parking Spaces Provided: 66 on lot 44-1, 32 additional on Lot 44

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

The subject parcel is Tax Map 238, Lots 44-1. The abutting lot, 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 44-1 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 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. The Barrington Site Review parking requirements, for a structure of this size, would require a total of 98 parking spaces. As 66 spaces are proposed on Lot 44-1, an additional 32 parking spaces are proposed on Lot 44 to support the use. These additional parking areas on Lot 44 are provided on a corresponding site plan for Lot 44. 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.

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Barrington, NH 03825

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Fax: (603) 335-4623

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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: Light Manufacturing Site Plan Application
Calef Highway
NHBBC, LLC
Turbocam, Inc.
Barrington, NH
Tax Map 238, Lot 44-1

Chair and Members of the Barrington Planning Board,

On behalf of the applicant (Turbocam, Inc.) and the owners of Lot 44-1 (NHBBC, LLC), Berry Surveying & Engineering (BS&E) is applying for Site Plan review of a non-residential Site Plan on Tax Map 238, Lot 44-1 to construction 65,109 Square Feet of Light Manufacturing with additional associated office space.

Background and General Narrative:

The subject parcels are Tax Map 238, 44-1. The abutting 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 parcel. 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:



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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.

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 14,011 Sq. Ft. permanent wetland buffer impact and 3,019 Sq. Ft. of temporary wetland buffer impact between Lots 44 & 44-1 (primarily on Lot 44-1).

Though the building and infrastructure is on a separate lot from the primary building located at 607 Clef Highway, the project is designed as a campus with the ability to walk from one site to another. Additional parking for the proposed building is provided at the front of Lot 44. Though it is the closest and most appropriate location, as noted above a waiver is needed whereas it is more than 300' from the proposed structure.

The proposed site is designed to operate in a two-way circulation pattern within the parking areas and designed to operate in a one-way fashion on the eastly side of the structure. Two loading docs are proposed at the rear of the site with an additional entrance ramp. Generators, transformers and other utilities are placed at the rear of the project site for screening and accessibility.



The project is located within a Class A water body radius which requires the stormwater flows from the site we directed to Bio-Retention Areas that contain an Internal Reservoir. This is essentially a raingarden that is sitting on top of a gravel wetland. The treatment volume receives two levels of treatment through this required methodology. As is required by the Barrington Site Review Regulations and the Alteration of Terrain Standards (AoT), flows are attenuated and volumes are mitigated through extended detention and infiltration. An AoT for this project has been filed and BS&E is in receipt of a response.

There are two wells on Lot 44-1 and 44 that service the existing building. The proposed building is proposed to connect to a new well house on Lot 44 and be serviced by the same water supply. Sewer is proposed to be pumped to an Effluent Disposal Field on Lot 44.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING



Christopher R. Berry
Principal, President



Kevin R. Poulin, PE
Project Engineer

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