

BERRY SURVEYING & ENGINEERING

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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,

In accordance with the Site Plan Review Regulations Article 9, the following waivers are hereby requested:

1. Identification of Waiver Request:

- ~~Article 4.9.4(1) Table #3: Drive Aisle Width~~

2. Explanation:

The 30 spaces at the front of the building requires a 24' drive aisle behind them. This regulation contemplates two rows of parking. In this case there is only one row of parking so there is reduced conflict in the aisle.

3. Waiver Justification:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

A 20' wide aisle way is proposed and is sufficient for one row of parking.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

Strict conformity would require the applicant to place needless pavement in an impaired water body, increasing the need for additional stormwater features.

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1. Identification of Waiver Request:

- Article 4.12.2 Table #8: to Utilize Medium Activity Lighting Levels for a Low Activity Use & Averages above the prescribed req.

2. Explanation:

The lighting design is suited for a Medium Activity. The required "Light" lighting levels contemplate a facility that does not operate during evening hours. This facility has multiple shifts that will require additional lighting. The rules require a maximum average be used. While we have attempted to meet this, the proposed lighting design has some areas that are over the required average lighting level. The prescribed requirement is for the average to be 1.0 and the highest statistical zone provides an average of 1.5.

3. Waiver Justification:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

There is adequate lighting proposed that is not overly abrasive. To achieve such a low average, multiple additional lamps with lower lumens would be required. With the uniformity ratio being met, and the average being less than 2.0, the proposed lighting is adequate and uniformed.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

As noted above, additional lamps casting lower lumens would be required. There is an increase in immediate cost but also long term maintenance and total electrical load.

1. Identification of Waiver Request:

- Article 4.9.12(1): Satellite Parking Greater Than 300' Away

2. Explanation:

The project operates as a campus, with some parking areas being further from designated buildings and "front doors".

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3. Waiver Justification:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

The intent of the regulation is to ensure that "satellite" parking is not proposed for projects, that make actually getting to the project site infeasible. In this case the satellite parking is adjacent to the project site which it serves.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

Strict conformity would require large reductions in potential space in exchange for parking. This is not ideal with such a large area provided on the adjacent lot owned by the same ownership team.

1. Identification of Waiver Request:

- Article 4.9.7(6): Conifer Screening Trees Along Public Right of Way (ROW)

2. Explanation:

Due to the stormwater requirements a retaining wall is proposed at the front of the site to create a shelf for landscaping and planting. Along the right of way there is a proposed row of evergreens. Due to the interaction with the retaining wall, conifer trees are not provided. They are proposed outside of areas needing the retaining wall and the proposed shelf is densely populated with shrubbery.

3. Waiver Justification:

a. Granting the waiver will properly carry out the purpose and intent of the regulations.

The intent is to create a screening affect and potential across the front of commercial project sites. The applicant has proposed an alternative that meets this need.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

Without further encroaching into the required drainage area with a retaining wall closer to NH Route 125, there is no way of installing conifer trees behind the proposed wall.

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1. Identification of Waiver Request:

Article 4.7.7(2): Minimum Drainage Pipe Design Velocity

2. Explanation:

The regulations require pipe cleaning velocities of all culvert pipe. The proposed system is closed and is isolated from upslope sediment that could clog the pipes.

3. Waiver Justification:

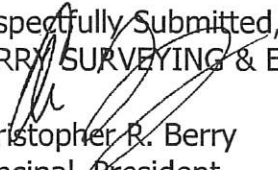
a. Granting the waiver will properly carry out the purpose and intent of the regulations.

There is no up-slope contribution to the pipes that do not meet cleaning velocities. The pipes as proposed can adequately meet the velocities needed to clear the small amount of debris from the constructed project area.

b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.

In many cases the velocity is determined by the contributing areas. Basins were installed in certain areas to reduce the risk of icing. Removal of the basins to simply increase velocities could cause other issues for the applicant and their employees.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING


Christopher R. Berry
Principal, President

Site Plan Waiver Request Form

Under Site Plan Regulations, 3.9.8-Waivers and Article 9-Waiver Procedure

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Barrington Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Barrington Site Plan Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved site plan.**

Name of Site Plan (See Title Box): NHBBC LLC / Turbocam, Inc.

Case Number: _____

Site Location: 607 Calef Highway (Lot 44-1)

Zoning District(s): Village District (Non-Residential)

Owner (s): NHBBC, LLC

Address of Owner(s): 607 Calef Highway, Suite 200

Address Line 2: Barrington, NH 03825

Name of Applicant (if different from owner): Same


Phone Number _____

Email Andy.Knapp@turbocam.com

Land Surveyor: Berry Surveying & Engineering, Kenneth A. Berry, PE, LLS, Christopher R. Berry PM

I Christopher R. Berry on Behalf of the Owner seek the following waiver to the Town of Barrington Site Plan regulations for the above case submittal:

Article 4.9.4(1) Table #3: Drive Aisle Width



Signature of Owner/Applicant

4-17-24

Date

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Revised 06/23/2011

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