Planning & Land Use Department
Town of Barrington
PO Box 660
333 Calef Highway
Barrington, NH 03825
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NOTICE OF DECISION

[Office use only	*Date certified:*	*As builts received:*	*Surety returned*

"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.

Proposal Identification: 220-57-RC-Sub(Owner: Chestnut Woods, LLC) Developer, Joseph Falzone) Request by applicant for a proposal for a subdivision for 17 Residential lots on Tolend Road and 3 Commercial lots on Calef Highway in the Regional Commercial (RC) Zoning District. BY Cristian Smith & Scott Cole; Beals Associates PLLC; 70 Portsmouth, Ave, 3rd Floor Suite 2; Stratham, NH 03885

Applicant: Joseph Falzone 7B Emery Lane Stratham, NH 03885 Owner: Chestnut Woods LLC 7B Emery Lane Stratham. NH 03885	Dated: 1/12/2016

Dear applicant:

This is to inform you that the Barrington Planning Board at its January 5, 2016 meeting **CONDITIONALLY APPROVED** your application referenced above.

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Board. Certification of the plans is required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please Note* If all of the precedent conditions are not met within 6 calendar months to the day, by July 5, 2016, the Boards approval will be considered to have lapsed, unless a mutually

agreeable extension has been granted by the Board. *Reference 8.2.3 of the Town of Barrington Subdivision Regulations*

Conditions Precedent

1) a) Add the owners signature to the final plan
   b) Add the wetland scientist stamp & signature to the final plan

2) Add the following plan revisions to the plans
   a) Show 300' driveway sight distance on sheet 6 of 7
   b) Revise plan to reflect proposed lot line presented on 1/5/2016

3) Add the following plan notes:
   a) List Variances granted

4) Town Counsel shall approve open space deed language

5) Town Counsel shall approve proposed driveway easement language.

6)# Proper and complete survey monumentation shall be installed on the properties as a condition to final approval of the application. Granite bounds shall be set at the intersection of existing or proposed lot sidelines with existing proposed streets. Iron pins (pipe or rod) are to be placed at all property line corners and angles, and all points of curvature and points of tangency. Monuments for the lot being developed shall be placed not more than 300 feet apart in any straight line. The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the submitted plan. *(Reference 8.8 of the Town of Barrington Subdivision Regulations)*

7) Any outstanding fees shall be paid to the Town

8) Final Drawings (a) five sets of black line (b) plus one set of 11"X17" final approved plans (c) one electronic version by pdf or CD must be on file with the Town. Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the plans. Note. If there are significant changes to be made to the plans, as specified above, one full size check print must be sent to the Land Use Office for review prior to producing these final drawings.

General and Subsequent Conditions

1) If applicant is unable to receive NHDOT driveway permit allowing access to Lot 18, Lot 18 will be merged with Lot 19.

2) Those lots where homes will not be located within 1000' of a cistern are required to be sprinklered.

3) All fertilizer shall be no-phosphate, slow release nitrogen and shall not increase any fertilizer loading on the prime wetland.

4) Lots, 15, 16 and 17 contain wetland buffers, which must be noted in the deeds for these lots with a reference to Article 9.5 of the Zoning Ordinance.

5) Driveway "dry swales" and roof run-off to drip edge are required as part of individual lot development. Please refer to plan set sheet 7 of 7 for construction detail.

6)# In accordance with RSA 674:39 active and substantial development shall mean the expenditure of at twenty-five percent (25%) of the infrastructure costs required for a development, as indicated by a subdivision approved by the Planning Board, within (24) months of said approval, where approved plans have been properly recorded at the Registry of Deeds. Infrastructure shall mean in this instance, the construction of roads, storm drains, water and sewer facilities, or parking lots. Compliance with this definition shall also necessitate that a bond or other security to cover costs of said infrastructure requirements has been posted with the Town prior to the beginning of construction, if required as a condition of approval.

7) Current Use subject property or a portion of it is presently in Current Use. The applicant must provide the Town of Barrington Assessing Department current use map and/or other items needed to assure requirements of RSA-79A and the New Hampshire Department of Revenue Administrations Rules are satisfied.

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,

Marcia J. Gasses

Marcia J. Gasses
Town Planner & Land Use Administrator

cc: Scott Cole, Beals Associates
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