Planning & Land Use Department
Town of Barrington
PO Box 660
333 Calef Highway
Barrington, NH 03825
603.664.0195
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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: 234-1.5-V-14-SR-3.4 & 9.6 (Applicant: Turbocam, Owner, Town of Barrington) Request by applicant to present a site review for the purpose of constructing a building footprint with 26, 640 s.f. of industrial space and 6,240 s.f. of office space, 3.4 Conditional Use Permit for light manufacturing use with in the Village District and a 9.6 Special Permit for a 478 s.f. of grading within the 50' buffer on a 3 acre lot located on Redemption Road (Map 234, Lot 1.5) in the Village (V) Zoning District. By: Michael Sievert, P.E.; MJS Engineering, P.C.			

Applicant: Turbocam International Eliot Wilkins 607 Calef Highway Barrington, NH 03825	Dated: November 20, 2014

Dear applicant:

This is to inform you that the Barrington Planning Board at its November 18, 2014 meeting **CONDITIONALLY APPROVED** your application referenced above.

A 9.6 Special Permit for a 478 s.f. of grading within the 50' buffer was granted on October 21, 2014

A Conditional Use Permit for a Light Manufacturing Use was granted on October 21, 2014

A waiver was granted for a reduction in parking to allow 39 spaces, where 64 is required.

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 May 19, 2015, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

Conditions Precedent

1) Add the following plan notes
   a) A Conditional Use permit for a Light Manufacturing Use was approved on October 21, 2014
   b) A 9.6 Special Permit for a 478 s.f. wetland buffer impact was granted on October 21, 2014
   c) A waiver to 4.9.13(2) minimum parking requirements was granted to allow 39 spaces where 64 is required.

2) Revise the following plan notes
   a) Note #19 page C1
      Add the NHDES Alteration of Terrain Permit #
      Add the NHDES Subsurface Bureau C.A. #
      Add the NHDES Water Supply Permit #

3) Town Counsel shall approve all easement language

4) Reference the source of the of the rainfall data modeled in The Drainage Report

5) Incorporate the results of the percolation test supporting the infiltration rate in the Drainage Report for documentation.

#6) Any outstanding fees shall be paid to the Town

7) Prior to obtaining Board signature, the Applicant shall submit three(3) complete paper print plan sets and supporting documents as required in Article 3 with a letter explaining how the Applicant addressed the conditions of approval. This shall include final and complete reports for all items submitted during review for the Town of Barrington's file. The Chairman shall endorse three copies of the approved plan(s) meeting the conditions of approval upon receipt of an executed bond for all improvements, excluding buildings. The Town shall retain a signed and approved reproducible 11"X17", and PDF format with supporting documents for Town records.

General and Subsequent Conditions

#1) Where no active and substantial work, required under this approval has commenced upon the site within two years from the date the plan is signed, this approval shall expire. An extension, not to exceed one year, may be granted, by majority vote of the Board so long as it is applied for at least thirty days prior to the expiration date. The Board may grant only one such extension for any proposed site plan. All other plans must be submitted to the Board for review to ensure compliance with these and other Town

ordinances. Active and substantial work is defined in this section as being the expenditure of at least 25% of the infrastructure improvements required under this approval. Infrastructure shall mean in this instance, the construction of roads, storm drains, and improvements indicated on the site plan. RSA 674:39

(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: Michael Sievert, MJS Engineering
File