Planning & Land Use Department
Town of Barrington
PO Box 660
333 Calef Highway
Barrington, NH 03825
603.664.0195
barrplan@metrocast.net
barrplan@gmail.com

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: SR 12/410 (Gas Station and Convenience Store) Request by applicant to construct a 5,000 sq. ft. convenience store and gas station on a 1.84 acre site located at 491 Calef Highway (Map 238, Lot 4) in the Town Center (TC) and Stratified Drift Aquifer Overlay (SDAO) Zoning Districts.			

Applicant:	Dated: 4/24/2014
The Three Socios, **321 Lafayette Road, Unit D.** **Hampton, NH 03842**	

Dear applicant:

This is to inform you that the Barrington Planning Board at its April 15, 2014 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.

Conditions Precedent

1) The applicant will submit utility clearance letters in accordance with Article 3.9.2 of the Site Plan Regulations.

2) Revise the following plan notes
   a) Note #30 on sheet C4 to read, "All necessary pavement repairs shall be completed by July 1st of each year.

3) Add the following plan revisions to the plans
   a) Show the location of a bike rack

4) Add the following plan notes:
   a) All Variances shall be listed on the plans
   b) List Waiver 4.7.7.2 Minimum velocity in Drain Pipe to the plan
   c) List Waiver 4.7.7.3 Minimum Depth of Cover for a Storm Drain to the plan
   d) List Waiver 4.12.2(1)b Light trespass beyond the property line

5) Town Counsel shall approve all easement language.

6) Update the NHDOT Driveway Permit to include any revisions

7) The applicant shall attain site plan approval for the installation of the well, well house and connecting infrastructure on lots 238-14, 238-7, and 235-83, including all necessary easements.

8) Maintenance Requirements
   a) Revise the Stormwater Management/Spill Prevention Operation and Maintenance Manual with a last revision of January 27, 2014 to have all inspections to the Stormwater Management Systems and structures occur on a monthly basis.
   b) Add note 4g. to the Stormwater Management/Spill Prevention Operation and Maintenance Manual, requiring an "Annual Inspection Report shall be filed by January 31st of each year with the Code Enforcement Office."
   c) For uses requiring Planning Board approval for any reason, a narrative description of maintenance requirements for structures required to comply with the necessary Performance Standards, shall be recorded to run with the land on which such structures are located and recorded at the Registry of Deeds for Strafford County. The description so prepared shall comply with the requirements of RSA 478:4A, as amended. ZO 12.5 The Land Use Department will record the revised document.

9) Any outstanding fees shall be paid to the Town

10) The applicant will sign an agreement for on-site inspections and provide an escrow amount to be determined by the Planning Board, for inspections to occur on-site during construction of site improvements.

11) The applicant must provide exterior architectural drawings with elevations for review by the Planning Board for conformance with the Architectural Standards for Barrington Town Center.

12) Prior to certification of the final plan, the applicant will appear before the board for review of compliance with the conditions of approval. 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 final materials will be provided to the board for review at a public hearing. The board will review materials prior to granting final approval and authorizing the chair to sign the plans.

13) The Chairman shall endorse three (3) paper copies of the approved plan meeting the conditions of approval upon receipt of an executed bond for all improvements, excluding buildings. The Planning Department shall retain a signed and approved 11" X 17", and PDF format on CD with supporting documents for Town records. The Planning

Department shall record a copy of the Notice of Decision and Conditions of Approval at the Strafford County Registry of Deeds. The applicant shall pay all recording fees prior to final approval.

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 insure 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

2) Prior to any site disturbance the applicant must provide a copy of the USEPA NPDES Phase II, notice of intent (NOI).

3) As-Built Plans shall be provided to ensure that the site is developed in accordance with the approved plans and to accurately document the location of underground utilities. All such as-built plans shall meet the current standards as set forth by the New Hampshire Board of Licensure.

4) Final Approval of the Non Community Transient Water System by NHDES shall be provided to the Town prior to construction.

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: Barry Gier, Jones & Beach Engineers
File
John Arnold, Hinkley Allen