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:			

George & Arvilla Calef 35 Mallego Road Barrington, NH 03825	Dated: November 23, 2015

Dear applicant:

This is to inform you that the Barrington Planning Board at its November 17, 2015 meeting **CONDITIONALLY APPROVED** your application referenced above.

Waivers Granted

- Waiver requested from 3.3(8) Existing easements identified by type
- Waiver requested from 3.3(6) Existing streets, right of way dimensioned and pavement width
- Waiver requested from 3.3(13) Wetland delineation – including wetland delineation criteria and wetland scientist certification
- Waiver requested from 3.3(3) Existing topography – at 2 foot contour interval minimum
- Waiver requested from 3.5.1(1) proposed topography
- Waiver requested from 3.5.1(2) spot elevations
- Waiver requested from 3.5.2 existing and proposed drainage
- Waiver requested from 3.5.10 landscaping and screening
- Waiver requested from 3.6 construction detail drawings
- Waiver requested from 3.7 building rendering
- Waiver requested from 3.8 illumination plan
- Waiver requested from 3.9 site plan documents and reports

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 17, 2016, 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) Add waivers granted
   b) Add parking calculations based upon 1997 approval
   c) Snow will be removed from site as needed
   d) Waste is contained within shed

2) Make the following plan revisions
   a. Show snow storage areas on plan
   b. Show the building setback requirements on the plan
   c. Show the lot coverage calculation on the plan
   d. Remove note #11

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

4) 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 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
Town Planner & Land Use Administrator

cc: Joel Runnals, Norway Plains Associates
Jae Whitelaw, Mitchell Municipal Group
File