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: 238-16.21-V-15-SR(Barrington Village Place) Request by applicant for Site Review to construct a well to service a non-community water system with a well easement and waiver from Section 3.2.10(7) requiring parking lot requirements for the proposed project. This is located on a 29.91 acre lot (Map 238, Lot 16.21)			

Applicant: James Mitchell The Three Socios, LLC 321D Lafayette Road Hampton, NH 03842 Barrington Village Place, LLC 7B Emery Lane Stratham, NH 03885 By: Barry W. Gier, P.E. Jones & Beach Engineers, Inc. PO Box 219 Stratham, NH 03885	Dated: August 19, 2015

Dear applicant:

This is to inform you that the Barrington Planning Board at its August 18, 2015 meeting **CONDITIONALLY APPROVED** your application referenced above.

List Waivers Granted: SR 3.2.10(7) Requiring parking requirements be shown on the plan

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 February 23, 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 the NHDES Non-Community Water System Permit #
   b) Add the NHDOT Driveway Permit # to the plan
   c) Add the NHDES Wetland Permit # to the plan if required

2) Town Counsel shall approve all easement language to include Village Place and The Three Socios

3) Add the wetland scientist's signature and certification to the final plan

4) Add the owner's signature to the final plan

5) Any disturbed areas are to be revegetated

#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) The easement with the final well location must be recorded at the Strafford County Registry of Deeds, once the well is set.

#2) 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: Barry Gier, P.E. Jones & Beach Engineers, Inc.
File