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: 238-51-TC-15-SR (614 FPH Real Estate, LLC) Request by applicant for Site Review to covert the existing residential to commercial use and occupy with light office or retail use on a .51 acre lot at 614 Franklin Pierce Highway in the Town Center (TC) Zoning District. By: Joel D. Runnals, LLS, Norway Plains Associates, Inc., PO Box 249, Rochester, NH 03866*			

614 FPH Real Estate, LLC PO Box 57 Barrington, NH 03825	Dated: March 11, 2015

Dear applicant:

This is to inform you that the Barrington Planning Board at its March 3, 2015 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 September 2, 2015, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

Conditions Precedent

1) Provide documentation on right to access right of way on Map 239 Lot 7

2) Revise the following plan notes

   a) Add the NHDOT Driveway Permit # to the plan

3) Revise plan to include the dimensions of right of way on Map 239 Lot 7

4) Town Counsel shall approve easement language

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

6) Provide access easement language for parking on Map 238 Lot 51 through Map 238 Lot 50

7) Provide certificate of monumentation

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

9) 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: Joel D. Runnals, Norway Plains Associates
File