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: 238-7-TC-15-SR (Millo's Pizza-George Tsoulakas)Request by applicant for Site Review to construct a water system with associated pump house, waterline, and access across the subject property between Map 238, Lot 4 and Map 238, Lot 16.21 and waiver from Section 3.210(7) requiring parking lot requirements for the proposed project. This is located on a 2.26 acre lot (Map 238, Lot 7) in the Town Center.			

George Tsoukalas PO Box 684 Barrington, NH 03825 Barry 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.

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) Property is subject to an unrecorded agreement, titled "Easement" and dated August 2, 2007, between George Tsoukalas, Grantor, and George and Arvilla Calef, Grantees, pursuant to which the Grantees' hold rights set forth in said agreement to obtain water from the subject property to benefit property identified on the Barrington Assessor's Map as Map 238, Lot #5.

2) Revise the following plan notes

a) Add the NHDES Non Community Public Water System Permit #
b) Add the NHDES Septic Approval Number to the plan

3) Town Counsel shall approve all easement language; to include the agreement between Three Socios and George Tsoukalas.

4) Add pedestrian access easement language to the easement document

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

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. 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: File