238-7 C-15-SR. Amend

HAIGHT ENGINEERING, PLLC

P.O. BOX 1166, 181 WATSON ROAD
DOVER, NH
TEL: (603) 750-4266, FAX: (603)749-7348

June 5, 2015

Marcia Gasses, Barrington Towner Planner
Barrington Town Hall
P.O. Box 660
333 Calef Highway (Rte. 125)
Barrington, NH 03825

Re: Conditions of Approval for Minor Site plan Revision - Milo's Pizza
Map 238 / Lot 7

Ref: 2011 Minor Site Plan Revision Conditions of Approval

Dear Marcia,

As a follow up to our conversation of 6/4/15. Milo's is requesting a meeting with the Planning Board to review and address the remaining conditions of their 2011 minor site plan approval.

For the Boards information the following are attached with this letter.

- Approved 2011 site plan
- Copy of the 2011 Conditions of Approval
- Redline plan showing the changes proposed.
  - *Added the deed reference to the owner of record: SCRD Bk 3460 Pg 411.*
  - *Eliminated note 14 referencing a previous well on site that was abandoned.*

Also attached:

- Abutters list
- Abutter notification and newspaper notification fee

Fee:

20 abutters x $7 =	$140
Newspaper fee =	$75
Total fee:	$215

Please let me know if you need any additional information.

Sincerely,

HAIGHT ENGINEERING, PLLC

Stephen J. Haight
c.c. George Tsoukalas w/Enc.

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200' Abutters List Report

Barrington, NH
April 09, 2015

Subject Property:

Parcel Number:	238-0007	Mailing Address:	TSOUKALAS GEORGE
CAMA Number:	238-0007		PO BOX 684
Property Address:	575 FRANKLIN PIERCE HWY		BARRINGTON, NH 03825

Abutters:

Parcel Number:	235-0081	Mailing Address:	BARRINGTON EAST RD COMMON LAND
CAMA Number:	235-0081		,
Property Address:	EASTERN AVE		
Parcel Number:	235-0081	Mailing Address:	GALLOWAY WILLIAM C
CAMA Number:	235-0081-0001		33 EASTERN AVE UNIT 1
Property Address:	33 EASTERN AVE		BARRINGTON, NH 03825
Parcel Number:	235-0081	Mailing Address:	MELVIN ANNE H
CAMA Number:	235-0081-0002		33 EASTERN AVE UNIT 2
Property Address:	33 EASTERN AVE UNIT 2		BARRINGTON, NH 03825
Parcel Number:	235-0081	Mailing Address:	OUELLETTE PAUL H
CAMA Number:	235-0081-0003		33 EASTERN AVE UNIT 3
Property Address:	33 EASTERN AVE UNIT 3		BARRINGTON, NH 03825
Parcel Number:	235-0081	Mailing Address:	ODAY JAMES M & KAREN C
CAMA Number:	235-0081-0004		33 EASTERN AVE UNIT 4
Property Address:	33 EASTERN AVE UNIT 4		BARRINGTON, NH 03825
Parcel Number:	235-0081	Mailing Address:	NELSON EVERETT WALKER WILISE RENE
CAMA Number:	235-0081-0005		33 EASTERN AVE UNIT 5
Property Address:	33 EASTERN AVE UNIT 5		BARRINGTON, NH 03825
Parcel Number:	235-0081	Mailing Address:	HEROLD GREGG G
CAMA Number:	235-0081-0006		35 EASTERN AVE UNIT 1
Property Address:	35 EASTERN AVE UNIT 1		BARRINGTON, NH 03825
Parcel Number:	235-0081	Mailing Address:	LOCWIN NINA
CAMA Number:	235-0081-0007		35 EASTERN AVE UNIT 2
Property Address:	35 EASTERN AVE UNIT 2		BARRINGTON, NH 03825
Parcel Number:	235-0081	Mailing Address:	NELSON CYNTHIA
CAMA Number:	235-0081-0008		35 EASTERN AVE UNIT 3
Property Address:	35 EASTERN AVE UNIT 3		BARRINGTON, NH 03825
Parcel Number:	235-0081	Mailing Address:	MURCH JUDITH TRS MURCH REV LIV TR
CAMA Number:	235-0081-0009		35 EASTERN AVE UNIT 4
Property Address:	35 EASTERN AVE UNIT 4		BARRINGTON, NH 03825

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200' Abutters List Report

Barrington, NH
April 09, 2015

Parcel Number:	235-0083	Mailing Address:	THE JOURNEY BAPTIST CHURCH PO BOX 707 BARRINGTON, NH 03825
CAMA Number:	235-0083		
Property Address:	8 EASTERN AVE		
Parcel Number:	238-0004	Mailing Address:	THREE SOCIOS LLC 321D LAFAYETTE RD HAMPTON, NH 03842
CAMA Number:	238-0004		
Property Address:	491 CALEF HWY		
Parcel Number:	238-0005	Mailing Address:	CALEF GEORGE & ARVILLA (2) 1/2 INT IN ARVILLA/GEO LIV 35 MALLEGO RD BARRINGTON, NH 03825
CAMA Number:	238-0005		
Property Address:	495 CALEF HWY		
Parcel Number:	238-0006	Mailing Address:	CREJV FIVE BRANCH HOLDINGS LLC C/O RYAN PO BOX 460049 HOUSTON, TX 77056
CAMA Number:	238-0006		
Property Address:	581 FRANKLIN PIERCE HWY		
Parcel Number:	238-0008	Mailing Address:	MELVILLE TERRI & WILLIAM 173 ESTES RD ROCHESTER, NH 03867
CAMA Number:	238-0008		
Property Address:	565 FRANKLIN PIERCE HWY		
Parcel Number:	238-0016-0021	Mailing Address:	BARRINGTON VILLAGE PLACE LLC 7B EMERY LN STRATHAM, NH 03885
CAMA Number:	238-0016-0021		
Property Address:	VILLAGE PLACE DR		
Parcel Number:	238-0037	Mailing Address:	HALEY LAWRENCE G 2908 FRENCH PL AUSTIN, TX 78722
CAMA Number:	238-0037		
Property Address:	562 FRANKLIN PIERCE HWY		
Parcel Number:	238-0038	Mailing Address:	BUSSIERE FREDERICK ANGEL BUSSIERE 9 COLONIAL WAY STE E BARRINGTON, NH 03825
CAMA Number:	238-0038		
Property Address:	574 FRANKLIN PIERCE HWY		
Parcel Number:	238-0039	Mailing Address:	COBALT PROPERTIES NH CORP 55 UNION ST STE 700 ST JOHN, NB, CANADA, E2L
CAMA Number:	238-0039		
Property Address:	580 FRANKLIN PIERCE HWY		

Added to List

George Tsoukalas
P.O. Box 684
Barrington, NH 03825

Steve Haight
Haight Engineering, PLLC
P.O. BOX 1166
Dover, NH 05820

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LANDUSE FEES

SITE REVIEWS

$150.00 Hearing
$75.00 posting in the paper
$7.00 per Abutter-including all professionals
and to the person representing the plan.

ZONING

$150.00 Hearing
$75.00 posting in the paper
$7.00 per Abutter-including all professionals
And the person representing the plan include applicant twice.

SUBDIVSIONS/LOTLINES

$150.00 HEARING (ADDITONAL COST OF $150.00/PER LOT)
$75.00 posting in the paper
$50.00 RECORDING AT REGISTRY (FOR FIRST PAGE
$7.00 PER Abutter-including all professionals
and the person representing the plan.
$25.00 for LCHIP (make check payable to registry of deeds) this is due when mylar is brought to the office.

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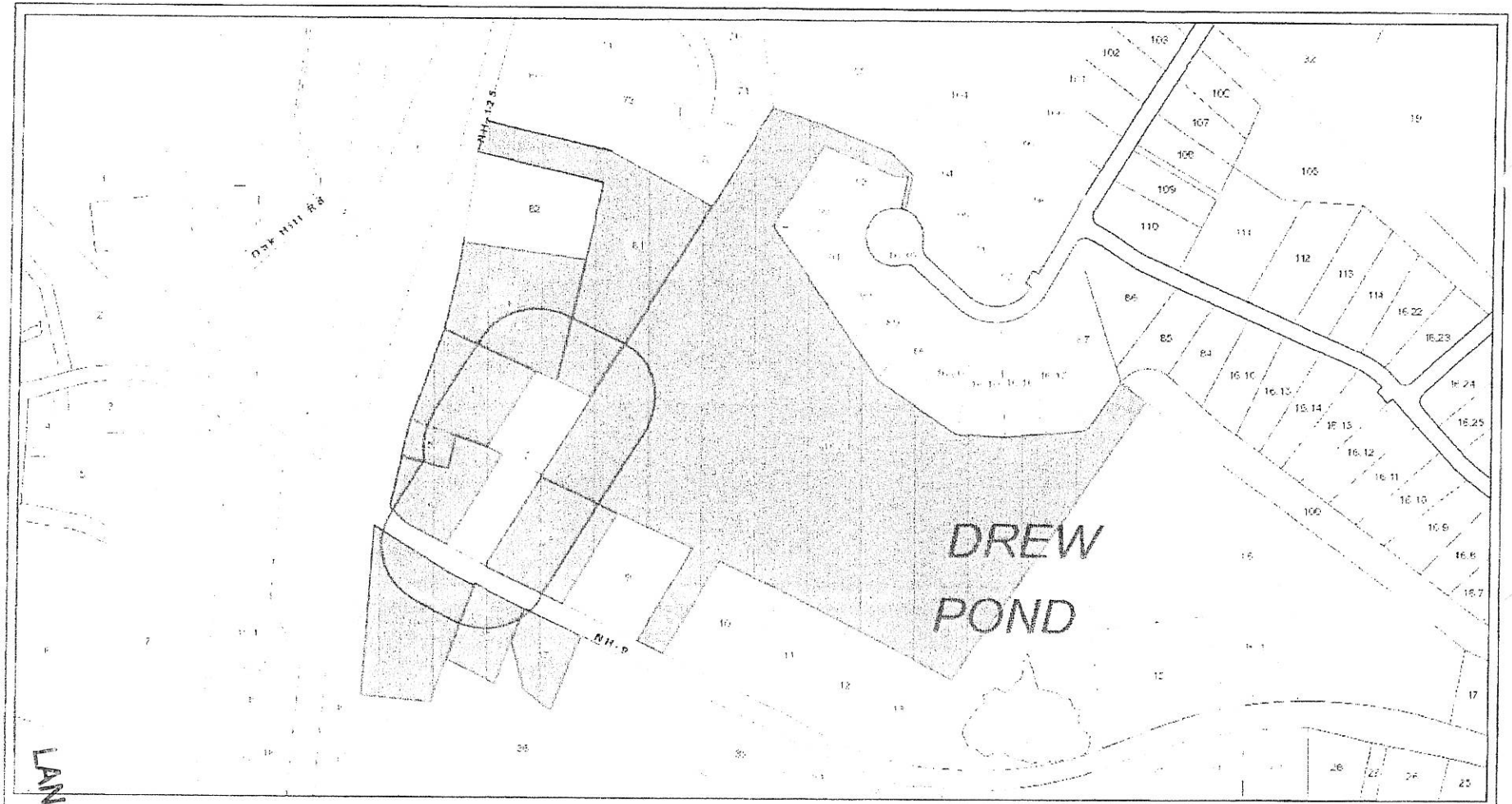

Barrington, NH

1 Inch = 290 Feet

April 16, 2015

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COPY

Land Use Department
Town of Barrington
137 Ramsdell Lane
Barrington, NH 03825
603.664.0195

NOTICE OF DECISION

RSA 676:3

Town of Barrington Planning Board

Case SR 11/392 (Millo's Pizza)

After due Public Hearing, the Planning Board at their public meeting on July 7, 2011 completed its consideration of an application for a request by applicant for a minor site plan amendment to increase the number of available parking spaces from 34 to 49, remove and pave internal islands, and add catch basin grates to existing infiltration basins, on a 2.25 acre site located at 575 Franklin Pierce Highway (Map 238, Lot 107) in the Town Center (TC) and Stratified Drift Aquifer Overlay (SDA) Zoning Districts.

Applicant: Haight Engineering, PLLC, Stephen J. Haight; 181 Watson Road; Dover, NH 03820

The submittal was shown on a Minor Site Plan Amendment prepared for George Tsoukalas, dated March 2011 and revised through July 8, 2011, located at 575 Franklin Pierce Highway (Map 238, Lot 7) prepared by Haight Engineering, PLLC; P.O. Box 1166; 181 Watson Road; Dover, NH 03820.

As a result of such consideration, the Board voted Six (6) - Zero (0) to approve the application for minor site plan amendment with the following conditions:

1. Adherence to all Notes on Plan.
2. Provide the owner of record deed book and page numbers under Notes for Plan Reference.
3. Provide the copy of the well agreement &/or easement for the Land Use Department case file folder as referred to at plan Note #14.
4. The applicant is responsible for returning the Mylar to the Town of Barrington.
5. A PDF of all plans is to be provided to the town on CD by the applicant.
6. One petition for waiver requests was granted and is to be noted on the Minor Site Plan Amendment:

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A. Under Article 8-Waiver Procedure for the Town of Barrington Site Plan Regulations, the applicant petitions to waive the requirements of Site Plan Regulation 4.9.7 (1) to eliminate the interior landscape islands to allow better traffic flow around the site and allow for increase of parking spaces.

Any person aggrieved by this decision of the Planning Board has the right to appeal as outlined in RSA 677:15.

7-21-11

John Huckins
Planning Board Chairman

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EASEMENT

EASEMENT, made this 2nd day of August, 2007 by and between George Tsoukalas of Barrington, County of Strafford and State of New Hampshire (mailing address: P.O. Box 299, Barrington, NH 03825), hereinafter the Grantor, and George and Arvilla Calef of Barrington, County and State aforesaid (mailing address: 9 Mallego Road, Barrington, NH 03825), hereinafter the Grantees, as follows:

1. Grantor is the owner of a parcel of land located on the northerly side of Route 9, so-called, in the Town of Barrington, being Lot #7 on Assessors Map 238.

2. Grantees are owners of a parcel of land on the easterly side of Route 125, so-called, in said Barrington, being Lot #5 on Assessors Map 238. The rear of Grantees' lot abuts the lot of the Grantor.

3. For a number of years, and prior to Grantor's purchase of Lot #7, Map 238, Grantees have drawn water from a well located on said lot for the benefit of the commercial use located on Grantees' parcel.

4. Grantor now proposes to locate a new well on Lot #7, Map 238 that will service a commercial use to be located on that parcel. This will require the discontinuance of the use of the existing well.

5. In view of the above, upon the installation and activation of the new well, Grantor shall grant to Grantees an easement to access the new well and the right to draw water from the new well to the extent of Grantees current use of the existing well. The location of the service line to Grantees' lot shall be determined by Grantor's design engineer.

6. The cost of the installation of the new well shall be borne by Grantor. Grantees shall be responsible for the construction and maintenance of any new line on their property.

7. A meter shall be installed to measure and monitor the usage of water by the premises on Lot #5, Map 238. Following the initiation of service from the new well the occupant of the premises of Lot #5 shall be responsible for a share of the costs of utilities and any future repairs or improvements related to the use of the well in an amount equal to the percentage of the occupant's use of water as determined by the meter.

8. This easement shall remain in full force and effect as long as Grantees or their successors continue the current commercial use on Lot #5, Map 238.

9. Grantor or his Agent shall have the right, upon reasonable notice, and at reasonable times, to enter upon the premises on Lot #5, Map 238, to determine Grantees' level of consumption of water from the newly installed well.

Witness

Grantor

Witness

Grantee

Witness

Grantee