



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

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NOTICE OF DECISION

[Office use only]	Date certified:	As built received: <i>n/a</i>	Surety returned <i>n/a</i>
"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.			
254-10-RC-14-SR(Owner: Picard Properties) Request by applicant for Site Review for a proposed change of use to an appliance repair shop with 2 employees with 6 parking spaces on a 2.3 acre lot at 914 Calef Highway in the Regional Commercial Zoning District (RC) (Map 254, Lot 10). By: McEneaney Survey Associates, Inc.; Dover, NH 03820			

Applicant: 914 Calef Highway, LLC 5 Pineknoll Drive Rochester, NH 03867	Dated: December 8, 2014
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Dear Mr. Picard:

This is to inform you that the Barrington Planning Board at its December 2, 2014 meeting **CONDITIONALLY APPROVED** your application referenced above.

Waivers were granted for the following specific plan requirements: 3.3(3) Wetland Delineation and 3.3.(13) Existing Topography

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 months to the day, **by June 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) NHDOT to be contacted and updated NHDOT Driveway Permit received if necessary
- 2) Add the following plan revisions to the plans
 - a) Delineate parking spaces on stamped plan
 - b) Add handicap accessible parking space and isle demarcation with "No Parking" sign adjacent to handicap accessible parking space
 - c) Show parking for residence on the plan
 - d) Clarify plan is for Map 254 Lot 10
 - e) Add Planning Board approval block per 3.2.2 of the Site Plan Regulations
 - f) Add the owner signature to the final plan
 - g) Add sign location to the plan
- 4) Add the following plan notes:
 - a) Hours of operation 9 a.m. to 5 p.m. Monday through Saturday
 - b) Parking spaces must be striped
- #5) Any outstanding fees shall be paid to the Town

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: Kevin McEneaney, McEneaney Survey Associates, Inc.
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