



**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**

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i>	<i>Surety returned</i>
<p><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.</i></p>			
<p>263-7-RC &amp; SDA-14-SR (Richard &amp; Catherine Gibb - Gibb Auto Sales) Request by applicant to convert the existing business to Automobile Retail, add a free standing sign with signage area of 3' X 6' and with frame dimensions of 10'H X 7'W and a waiver for wetland delineation located on a 6.45 acre lot at 1079 Calef Highway (Map 263, Lot 7) in the Regional Commercial (RC) and Stratified Drift Overlay Zoning Districts. By Jason Pohopek; Pohopek Land Surveyors &amp; Septic System Design, LLC; PO Box 651 Barrington, NH 03825</p>			

<p>Applicant: Richard &amp; Catherine Gibb 71 Old Mill Road Lee, NH 03824</p>	<p>Dated: June 11, 2014</p>
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**Dear applicant:**

This is to inform you that the Barrington Planning Board at its June 3, 2014 meeting **CONDITIONALLY APPROVED** your application referenced above.

Waivers were granted for the following specific plan requirements: #25a-c Wetland Delineation, #32 Topography of the entire parcel, and #6 source & datum of Topo (USGS require).

A sign was approved as part of this application.

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 90 days, **by September 1, 2014**, 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) Revise the following plan notes
  - a) Hours of operation 7 a.m. to 7 p.m.
- 3) Add the following plan revisions to the plans
  - a) Correct the Locus to reflect New Town Plains Road, instead of Lee Oak Road
  - b) Add handicap accessible isle demarcation and "No Parking" sign adjacent to handicap accessible parking space
  - c) Provide 10 parking spaces for auto display, 3 for office, one of which is handicap accessible.
  - d) Revise the sign dimensions on the plan from 3'X6' to 4'X8'
- 4) Add the following plan notes:
  - a) List Variance Granted for automobile sales on March 19, 2014
- 5) Update the NHDOT Driveway Permit to include any revisions
- 6) Any outstanding fees shall be paid to the Town

### General and Subsequent Conditions

- 1) Applicant must receive a Certificate of Occupancy from the Code Enforcement Office
- 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 insure 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

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: Jason Pohopek, Pohopek Land Surveyors & Septic System Design, LLC  
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