Planning & Land Use Department
Town of Barrington
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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.			
268-1 & Additional Lots-GR-13-SUB (Gerrior Lane Trust) Request by applicant to present a 9.6 application for Special Permit for Construction in the wetland buffer, subdivide and create 10 lots, construct approximately 990 LF of roadway, a shared driveway and realign a portion of St. Matthews Drive located on Gerrior Drive and Saint Matthews Drive (Map 268, Lots 1, 1.1-1.6, and 260-70 and 78) in the General Residential (GR) Zoning District. By: Michael Sievert, P.E.; MJS Engineering, P.C.; 5 Railroad Street; Newmarket, NH 03857			

Applicant: Peter M. Daigle Gerrior Lane Trust 1550 Falmouth Road #10 Centerville, MA 02632	Dated: March 11, 2015

Dear Mr. Daigle:

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 1, 2015 the board's approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board. Extensions shall be granted only if there have been no amendments to the Zoning Ordinance, Subdivision Regulations, Non-residential Site Plan Regulations, or any other regulations which render the subdivision plan non-conforming, and if all other permits are still valid. It is the sole responsibility of the applicant (or his/her agent) to ensure that these conditions are met by this deadline. We urge the applicant

to carefully track his/her progress in meeting the individual conditions. See RSA 674:39 on vesting.

Conditions Precedent

1) Plan modifications. The plans are to be modified as follows:

   a) Confirm the NHDES Subdivision Approval Number is still valid and add to the plan
   b) Add the NHDES AOT Permit Number to the Plan
   c) Label structures to be removed, from right of way
   d) Show areas of buffer impact on the plan set for which a 9.6 Special Permit was granted. (Include WET sheet)
   e) Show wetland buffer on lot Map 260 Lot 39, which will receive .461 acres on Sheet 2 of 6

2) Add the following plan notes

   a) A waiver was granted to Subdivision Regulations Table 1 Roadway Design, to allow a 3' shoulder where 6' was required.
   b) A 9.6 Special Permit for disturbance to the wetland buffer was granted for areas indicated on the plan.
   c) Any burial of stumps shall be at least 75 feet from any drinking water supply and the location shall be referenced in the deed.
   d) No crushing of material is to take place on Saturday or Sunday

3) The existing building located in the proposed right of way must be removed prior to certification of the plan. A demolition permit from Code Enforcement is required.

4) Proper and complete survey monumentation shall be installed on the properties as a condition of final approval of the application. Granite bounds shall be set at the intersection of existing and proposed lot sidelines with existing proposed streets. Iron pins (pipe or rod) are to be placed at all property line corners and angles, and at all points of tangency. Monuments for the lot being developed shall be placed not more than 300 feet apart in any straight line. The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the submitted plan. *(Bounds along the proposed roadway may be installed after installation of roadway)*

5) The applicant shall submit drafts of all proposed revised Homeowner's Association Documents, addressing road maintenance, drainage, and open space. These documents shall be reviewed by the Land Use Office, with consultation by the Town Attorney on the proper form of the documents.

6) The amount and type of the performance guarantee must be set under advice from the Town Engineer prior to the final approval of the plans, including a construction timeline for completion of improvements. *(SD 8.3.1.1)*

7) Any outstanding fees shall be paid to the Town

8) The applicant proposes to excavate on-site gravel for use in road construction and other on-site development. Provide a note on Sheet MPP explaining how the disturbed area will be stabilized.

9) Provide maintenance easement language for shared driveway to be reviewed by the Town attorney.

10) All back taxes must be paid prior to certification of the plans.

11) The applicant shall submit five (5) complete plan sets, one 11"X17" paper copy, a PDF and supporting documents 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.

General and Subsequent Conditions

1) Prior to beginning Phase I Construction the developer shall post acceptable performance guarantee with the Town. The guarantee shall cover the estimated cost of constructing and installing all Phase I improvements, including street work (both Public and private); drainage facilities; erosion and sedimentation control mechanisms; and stabilization of the Material Processing Site. *(Reference sheets C4, C5, and MPP of the plan set)*

2) Phase II - The developer shall post guarantee with the Town prior to the issuance of any building permits for the site. The guarantee shall cover the estimated cost of constructing and installing all site improvements and temporary mitigation mechanisms, including but not limited to: street work (both public and private roads); drainage facilities; erosion and sedimentation control mechanisms; other transportation related facilities; landscaping; fire protection; and other utilities. *See 8.3.1(1) of the Town of Barrington Subdivision Regulations*

3) The applicant will sign an agreement for on-site inspections and provide an escrow amount to be determined by the Board's Agent after consultation with the Town's Engineer, for inspections to occur on-site during construction of site improvements.

4) For roads proposed to be accepted by the Town, The Planning Board's Agent will not release the performance guarantee until a maintenance bond is in place. The Town will require a maintenance guarantee, covering the maintenance of public roads and other public improvements for a period of two (2) years from the date of completion, in the amount of 20% of the improvement costs. If repair or unusual maintenance is needed or additional improvements are required, then such costs as are necessary shall be drawn against the guarantee.

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: Michael Sievert, MJS Engineering
Doucet Survey Associates
File