



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

barrplan@metrocast.net

barrplan@gmail.com

NOTICE OF DECISION

December 4, 2013

The Yellow Dog's Barn
Holly Grant
136 Old Concord Turnpike
Barrington, NH 03825

Re: Request by applicant to merge lots 71 and 71.1 and construct six (6) 200 s.f. dog cabins with associated fencing and utilities on a 2.987 acre site located at 136 Old Concord Turnpike (Map 270, Lot 71 & 71.1) in the Regional Commercial (RC) Zoning District. By Barry W. Gier, P.E., Jones & Beach Engineers, Inc.; PO Box 219, Stratham, NH 03885

Dear Holly:

This is to inform you that the Barrington Planning Board at its December 3, 2013 meeting **APPROVED** your application referenced above.

A 9.6 Special Permit for construction in the wetland buffer was approved as part of this application.

"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.

Precedent Conditions [Office use only. Date certified: _____]

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 Department. 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.

- 1) Plan notes. Add the following notes (or equivalent) to the plan drawings:
 - a) Add a note that the capacity shall not exceed 30 dogs for overnight accommodations at full build out.
 - b) Add a note that Best Management Practices for removal of dog waste shall be followed. All fecal matter shall be transported off site. A good resource is "Manual of Best Management Practices for Agriculture in New Hampshire."
- 2) Dubois & King must agree that their concerns of November 26, 2013 have been addressed
- 3) The applicant will submit a lot merger application to the Land Use Office for processing and the merger shall be recorded prior to the signing of the plans.

- 4) All monuments are to be set and shown on the plan, submit monumentation certification to the Land Use Office
- 5) Add the owners signature to the plan
- 6) 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 (3) paper copies of the approved plan meeting the conditions of approval. The Planning Department shall retain a signed and approved 11" X 17", and PDF format on CD with supporting documents for Town records.
- 7) If all precedent conditions are not met within 6 calendar months to the day of the board's approval – by June 3, 2014 – the board's approval will be considered to have lapsed and resubmission of the application will be required, unless the board has agreed to a mutually agreeable extension. It is the sole responsibility of the applicant (or his/her agent) to carefully track his/her progress in meeting the individual conditions.

General and Subsequent Conditions

- 1) Where no active and substantial work (as defined in Article 13, Definitions) has commenced upon a site, plans that are approved and signed by the Board shall expire 24 months from the date the plan is signed. 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.
- 2) Please Check with Barrington Code Enforcement for Permitting requirements
- 3) "Modification of the Fire Lane requires approval by the Fire Chief"

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: Barry Gier, Jones & Beach Engineers, Inc.
File