



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

[Office use only]	Date certified:	As built received:	Surety returned
<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>			
Proposal Identification: 235-83-TC-15-SR (The Journey Baptist Church) Request by applicant for Site Review to connect the Journey Baptist Church building to the proposed water system to be constructed on Map 238, Lot 7 thereby abandoning the existing well on the subject parcel and to connect the subject parcel to Map 238, Lot 4 via a 24' wide roadway and four waivers for 4.9.2(1) and 4.9.3(1) to allow 8 parking spaces to remain in front setback. 4.97(1) Interior Landscaping Standards, 4.9.7(5) Perimeter Shade Trees and 4.10.2 and 4.10.4 General Requirements (Landscaping Design and Screening Standards). The parking area will be expanding on site to increase the capacity of the building. This lot is located on a 2.93 acre site in the Town Center (TC) Zoning District. Berry Surveying & Engineering; 335 Second Crown Point Road, Barrington, NH 03825			
The Journey Baptist Church P.O. Box 707 Barrington, NH 03825			Dated: August 19, 2015

Dear applicant:

This is to inform you that the Barrington Planning Board at its August 18, 2015 meeting **CONDITIONALLY APPROVED** your application referenced above.

List Waivers Granted

- #1 4.9.2(1) All multi-family dwellings and non-residential parking areas shall be located behind the front-yard setback.
- 4.9.3(1) Existing Structures-Any structure or land use lawfully in existence prior to the adoption of this ordinance shall not be subject to the requirements of this Article so long as the kind or extent of use is not changed, and provided further that any parking facilities now serving such structures shall not in the future be reduced below such requirements.

- #2 4.9.7(1) Interior Landscaping Standards for the front and both sides of the building. *10% on parking areas located to the front, 8% on parking areas to the side of the principal structure.*
- #3 4.9.7(5) Perimeter Shade Trees
- #4 4.10.2 and 4.10.4 General Requirements (Landscape Design and Screening Standards)

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 February 23, 2016, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

Conditions Precedent

- 1) Add the following plan notes
 - a) " The Journey Baptist Church is prepared to institute the reflected Site Plan Review redevelopment actions on their property which would include tying into the abutting community water system if it becomes available, or to continue the use of the existing private well and would include tying into the abutting parking lot if access becomes available, or to continue access exclusively through the easements that are currently available."
 - b) Entrance with Three Socios lot must be posted "No Truck Access"
- 2) Show cross walk location to access open area from rear entrance of building.
- 3) Make the necessary plan revisions called out in the August 13, 2015 letter from Dubois & King.
- 4) Revise the following plan notes
 - a) Revise note #8 on page 4 to clarify 57.3% is the total impervious surface for the lot
- 5) Town Counsel shall approve all easement language
- 6) Add the owner's signature to the final plan.
- #7) Any outstanding fees shall be paid to the Town
- 8) Prior to obtaining Board signature, 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 Town shall retain a signed and approved reproducible 11"X17", and PDF format with supporting documents for Town records.

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,

A handwritten signature in cursive script, reading "Marcia J. Gasses".

Marcia J. Gasses
Town Planner & Land Use Administrator

cc: Christopher Berry, Berry Surveying & Engineering
File