



## Planning & Land Use Department

Town of Barrington

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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>			
<b>Proposal Identification: (235-82-TC-16-SR/Sign (Owners: Federal Savings Bank))</b> Request by applicant for a proposal for a site review for removal of existing two-story office wing and replace with one-story bank lobby/office area and waivers from Section 5.5.1 (1) regarding internally lit signs and Section 5.7.1 Table 8 regarding sign area located at 6 Eastern Avenue on a 2.385 acre site in the Town Center (TC) Zoning District.* By: Dana C. Lynch, P.E., Civilworks New England; PO Box 1166; Dover, NH 03821-1166.			

Federal Savings Bank 633 Central Avenue Dover, NH 03820  Dana C. Lynch, P.E. Civilworks New England PO Box 1166 Dover, NH 03821-1166	Dated: November 2, 2016
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#### Dear applicant:

This is to inform you that the Barrington Planning Board at its November 1, 2016 meeting **CONDITIONALLY APPROVED** your application referenced above.

#### List Waivers Granted For Sign

5.5.1(1) Signs shall not be illuminated internally

5.7.1, Table 8 Sign Area 12 sq. ft. – The sign approved has a 4' X4' base face area and a sign with outside dimensions of 3.52' by 8', or a total of 44.2 s.f.

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 May 2, 2017, 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) A sign was approved as part of this application
- 2) Add the owners signature to the final plan
- #3) Any outstanding fees shall be paid to the Town
- 4) 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 Chairman shall endorse three copies of the approved plan(s) meeting the conditions of approval. The Town shall retain a signed and approved reproducible 11"X17", and PDF format with supporting documents for Town records.

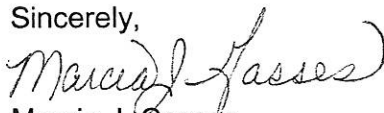
### General and Subsequent Conditions

- #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,



Marcia J. Gasses

Town Planner & Land Use Administrator

cc: File