



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

[Office use only]	Date certified:	As built/s 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: 238-7-TC-17-SR - Expansion (Owner: George Tsoukalas-Millo's Pizza) Request by applicant for a proposal for a building expansion of 720 s.f. and gravel parking lot expansion with 20 spaces at 575 Franklin Pierce Highway (Map 238, Lot 7) in the Town Center (TC) Zoning District. By: Stephen J. Haight, P.E. Civilworks New England; P.O. Box 1166; Dover, NH 03820.			

Owner: George Tsoukalas Millo's Pizza & Grill P.O. Box 684 Barrington, NH 03825 Professional: Stephen J. Haight, P.E. Civilworks New England 181 Watson Road P.O. Box 1166 Dover, NH 03820	Dated: April 10, 2017
--	-----------------------

Dear applicant:

This is to inform you that the Barrington Planning Board at its April 4, 2017 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 October 3, 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) The proposed expansion of the building is contingent upon the shared well on Map 238 Lot 16.21 becoming operational
- 2) Revise the following plan notes
 - a) Revise the note on page 5 to say "two Handicap Spaces
 - b) Revise note #10 to say "Planning Board Designee" instead of "City Engineer"
- 3) Make the following plan revisions
 - a) Add monuments found
- 4) Add the wetlands scientist stamp and signature to the final plan.
- 5) Add the owners signature to the final plan.
- #6) Any outstanding fees shall be paid to the Town.
- 7) 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) The proposed expansion of the building cannot occur until the well on Map 238 Lot 16.21 is operational.
- 2) The applicant will provide a copy of the NHDES revised septic approval prior to issuance of a building permit.
- #3) 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