



Planning & Land Use Department
 Town of Barrington
 PO Box 660
 4 Signature Drive
 Barrington, NH 03825
 603.664.0195
VPrice@barrington.nh.gov

Date of Application: September 12, 2023
 Date Decision Issued: October 17, 2023
 Case File #: 121-28-GR-23-SR

NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i>	
<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>			
Re: 121-28-GR-23-SR: Request by applicant for a Minor Site Plan Review to update the approved site plan layout of 24 seasonal camp sites and roads (Map 121, Lot 28). The location is at 7 Barrington Shores Drive on a 24.8 +/- acre site in the General Residential Zoning District.			
Owner/Applicant: Todd Green Barrington Shores, LLC 240 Revere Street Winthrop, MA 02152			

Dear applicant:

This is to inform you that the Barrington Planning Board at its October 17, 2023, meeting **CONDITIONALLY APPROVED** your application referenced above.

Reviewed in accordance with the Town of Barrington, Site Plan Review Regulations For Nonresidential Uses and Multi-Family Dwelling Units, amended May 17, 2022, and the Barrington Zoning Ordinance, amended March 28, 2023. The application has met all the Town's Ordinances and Regulations of the Town of Barrington.

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 the precedent conditions are not met within 12 calendar months to the day, October 17, 2024, the Board's approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

Conditions Precedent:

1. Add the following on the plan notes:
 - a. On the existing Safari Field, add camper vehicle icons to show the layout.
2. Update existing landscape plan from the 2/15/2022 approved plan set for the overall buffer enhancement area plan (Sheet LS-1) dated 10/13/2020, to address the berm and new topography and to include a green landscape plan that's similar to the protection offered by the fence.
3. Prior to obtaining Board signature, the Applicant shall submit three (3) full size paper copies of the site plans, one (1) 11' x 17' copy and .pdf/a format file format with supporting documents as required in Article 3 of the Barrington Site Plan Review Regulations, with a letter explaining how the Applicant addressed the conditions of approval to the Land Use Office.

The Planning Board Chair shall sign and date all plans meeting the conditions of approval. The Board shall endorse three (3) full size paper copies of the site plans for their records and one (1) 11' x 17' copy and .pdf/a format file format for the case file folder.

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.
- #2) Applicant will adhere to the recommendations of UNH Cooperative Extension and Urban Tree Service to the fullest extent possible.
- #3) The applicants engineer shall certify in writing the improvements have been constructed as approved prior to the issuance of a certificate of completion; to include the completion of the installation of the overall buffer enhancement area plan with the green landscape plan that's similar to the protection offered by the fence.

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,

Vanessa Price

Vanessa Price, Town Planner

cc: File