



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

barrplan@metrocast.net

**REVISED
NOTICE OF DECISION**

[Office use only]	Date certified:	As built received: n/a	Surety returned n/a
<p>"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.</p>			
<p>Proposal Identification: <u>220-57.19-RC-18-SR (Owner: Joseph Falzone, Chestnut Woods, LLC)</u> Request by applicant Ken Maurice from VT Stone Sculpturing for a site review to develop a mixed use commercial building for a stone/granite sculpturing and retail shop with gravel parking with a residence on the second floor on a 5.3 acre lot located on (Map 220, Lot 57.19) Calef Highway in the Regional Commercial Zoning District.* BY: Scott D. Cole, Beals Associates; 70 Portsmouth Avenue; Stratham, NH 03885.</p>			

<p>Owner: Joseph Falzone Chestnut Woods LLC 7b Emery Lane Stratham, NH 03885</p> <p>Applicant: Ken Maurice VT Stone Sculpturing 68 George Road Williamtown, VT 05679</p> <p>Professional: Scott D. Cole Beals Associates PLLC 70 Portsmouth Ave. Stratham, NH 03385</p>	<p>Dated: March 12, 2018</p>
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Dear applicant:

This is to inform you that the Barrington Planning Board at its February 6, 2018 meeting **CONDITIONALLY APPROVED** your application referenced above. The Planning Board met on March 6, 2018 and after a public hearing revised the Notice of Decision at your request based upon the recommendations of Rick Walker, Fire Chief.

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 August 4, 2018, 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) "Site is not located in 100 year flood zone"
 - b) The silt fence will need to be located no closer than the edge of the buffer prior to any disturbance on site.
 - c) Add the state septic approval number to the plan
 - d) Add the NHDOT Driveway permit number to the plan
 - e) This approval requires compliance with Article 12.4.2 "Performance Standards for the Stratified Drift Aquifer Area Boundaries" of the Barrington Zoning Ordinance
 - f) A cistern as approved by the Barrington Fire & Rescue Department shall be installed if the building size changes or the building use changes.
 - g) The residential unit shall have an approved fire code compliant operational sprinkler system installed.

- 2) Make the following plan revisions
 - a) Show clearly defined Fire Department access around the building as defined in NFPA
 - b) Define turn around area for delivery vehicles & fire apparatus.
 - c) Show a future cistern location on the plan large enough to handle a 30,000 gallon cistern. The Barrington Fire & Rescue Department must approve of the location.

- 3) Revise the approval block per SR 3.2.2

- 4) Add Stratified Drift Aquifer Overlay to the zoning designation

- 5) *The Developer must acknowledge* in writing that if at any time, the building use changes to a storage facility, by code it will likely be required to have a commercial sprinkler system installed.

- 6) Revise note 7 on page 3 of 5 to read "Barrington" not "Exeter"

- 7) A Stormwater Management Plan must be prepared consistent with the requirements of article 12.4.2

- #8) Any outstanding fees shall be paid to the Town
- 9) 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 applicants engineer shall certify that the site improvements have been constructed as designed and approved prior to the issuance of a Certificate of Occupancy.
- #2) 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