



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

mgasses@barrington.nh.gov

NOTICE OF DECISION

[Office use only	Date certified:	As built received:	Surety returned
<p><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></p>			
<p>Proposal Identification: Request by applicant for site review for a proposal for additional multi-purpose field and parking located at 276 Smoke Street (Map 225, Lot 71) on a 18.69 acre site in the General Residential (GR) Zoning District. By Scott Frankiewicz, Brown Engineering and Surveying; 683C First NH Turnpike; Northwood, NH 03261</p>			

<p>Owner: Barrington Youth Association P.O. Box 407 Barrington, NH 03825</p> <p>Professional: Scott R Frankiewicz, LLS & Kent Brown, PE Brown Engineering and Surveying, LLC 683C First NH Turnpike Northwood, NH 03261</p>	<p>Dated: May 8, 2019</p>
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Dear applicant:

This is to inform you that the Barrington Planning Board at its May 7, 2019 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 November 5, 2019, 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) Add the NHDES Alteration of Terrain Permit #
 - b) The applicant's engineer shall certify the improvements have been constructed as approved prior to the issuance of a certificate of occupancy/use.
 - c) A waiver was granted from 4.9.11(2) to allow for the existing driveway apron
- 2) Revise the following plan notes
 - a) Add the Parking Plan to the List of Drawings on the cover sheet.
 - b) Fix sheet number references
- 3) Make the following plan revisions
 - a) Add detail for the vegetative buffer
 - b) Add the Planning Board approval block to the cover sheet, site plan, and landscape plan consistent with 3.2.2 of the Site Review Regulations
 - c) Designate ADA compliant parking spaces
- #4) Any outstanding fees shall be paid to the Town
- 5) 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 ~~upon receipt of an executed bond for all improvements, excluding buildings.~~ 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
- 2) Applicant's Engineer shall certify the improvements have been installed as designed prior to Certificate of Occupancy/Use

(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 black ink that reads "Marcia J. Gasses". The signature is written in a cursive style with a large, prominent initial "M".

Marcia J. Gasses
Town Planner & Land Use Administrator

cc: File