

## Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

[mgasses@barrington.nh.gov](mailto:mgasses@barrington.nh.gov)

### NOTICE OF DECISION

[Office use only]	Date certified:	As built received: n/a	Surety returned n/a
<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:</b> 257-27-GR-19-Parking Area (Owners Southeast Land Trust & Stonehouse Forest) Request by applicant for a proposal to construct a parking area on Merry Hill Road (Map 257, Lot 27) in the General Residential (GR)			
Owner: Southeast Land Trust of NH/Stonehouse Forest 6 Center Street PO Box 675 Exeter, NH 03833		Dated: June 10, 2019	

#### Dear applicant:

This is to inform you that the Barrington Planning Board at its June 4, 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 December 3, 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) A Barrington Driveway Permit is required with the apron paved in 14' (*Waiver granted from 4.9.11(2) to allow for 14' apron*). Show permit number on the plan

- b) Tree cutting will be done so that parked cars are visible from the street.
- c) Signage will state the property is closed after sunset.
- d) Parking area will have a kiosk with map and property information.
- e) Erosion control must be in place prior to disturbance of the site.
- f) Gates to all parking areas are to be keyed alike.
- g) Place a "No Parking Emergency Vehicle Access" sign on gate.
- h) If there is an erosion problem created by paving the driveway off Merry Hill Road, SELT shall be responsible for problem mitigation and all necessary remedies.

- #2) Any outstanding fees shall be paid to the Town
- 3) Prior to obtaining Board signature, the Applicant shall submit three (3) complete paper print plan sets. The Town shall retain a signed and approved reproducible 11"X17", and PDF format with supporting documents for Town records.

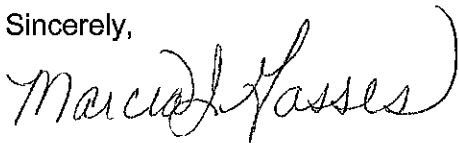
### **General and Subsequent Conditions**

- #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) The applicant shall notify the Town when improvements are complete in order to receive a 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,



Marcia J. Gasses  
Town Planner

cc: File