



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: 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>			
Proposal Identification: 220-RC-20-Sub (Emmerling Family Revocable Trust of 2002) Request by applicant for a 2-Lot Subdivision, Lot 1.1 will be 2.783 acres and Lot 1 would be 4.034 acres at 146 Calef Highway in the Regional Commercial Zoning District. By Joel D. Runnals, Norway Plains Associates, Inc.; P.O. Box 249; Rochester, NH 03866			

<p>Owner: Emmerling Family Revocable Trust of 2002 c/o Ulrike Emmerling, Trustee 146 Calef Highway Barrington, NH 03825</p> <p>Applicant (Contact): Joel D. Runnals, L.L.S Norway Plains Associates P.O. Box 249 Rochester, NH 03866</p>	Dated: June 10, 2020
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Dear applicant:

This is to inform you that the Barrington Planning Board at its June 2, 2020 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 2, 2020 the Boards approval will be considered to have lapsed, unless a mutually

agreeable extension has been granted by the Board. *Reference 8.2.3 of the Town of Barrington Subdivision Regulations*

Conditions Precedent

- 1)
 - a) Add the owners signature to the final plan
 - b) Add the wetland scientist stamp & signature to the final plan
 - c) Add State Subdivision Approval Number to the Plan

- 2) Add the following plan notes
 - a) "Note the following, if during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town"
 - b) "Note the following: "If required erosion control measures shall be installed prior to any disturbance of the sites surface area and shall be maintained throughout completion of all construction activities. If during construction, it becomes apparent that additional erosion control measures are required to stop erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town"
 - c) Site plan approval will be required for development of lot 220-1-1
 - d) Waiver granted from 8.8 Monumentation of the Subdivision Regulation, Granite Bounds
 - e) Waiver granted from 5.3.2 of the Subdivision Regulations, Proposed Site Conditions

- 3) Town Counsel shall approve proposed driveway easement language.

- 4) Provide copies of easement deeds and shared driveway maintenance agreement.

- 5)# Proper and complete survey monumentation shall be installed on the properties as a condition to final approval of the application. Granite bounds shall be set at the intersection of existing or proposed lot sidelines with existing proposed streets. Iron pins (pipe or rod) are to be placed at all property line corners and angles, and all points of curvature and points of tangency. Monuments for the lot being developed shall be placed not more than 300 feet apart in any straight line. The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the submitted plan. (*Reference 8.8 of the Town of Barrington Subdivision Regulations*)

- 8) Any outstanding fees shall be paid to the Town

- 9) Final Drawings (a) five sets of black line (b) plus one set of 11"X17" final approved plans must be on file with the Town. Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the plans. Note. If there are significant changes to be made to the plans, as specified above, one full size check print must be sent to the Land Use Office for review prior to producing these final drawings.

General and Subsequent Conditions

- 1)# In accordance with RSA 674:39 active and substantial development shall mean the expenditure of at least twenty-five percent (25%) of the infrastructure costs required for a development, as indicated by a subdivision approved by the Planning Board, within (24)

months of said approval, where approved plans have been properly recorded at the Registry of Deeds. Infrastructure shall mean in this instance, the construction of roads, storm drains, water and sewer facilities, or parking lots. Compliance with this definition shall also necessitate that a bond or other security to cover costs of said infrastructure requirements has been posted with the Town prior to the beginning of construction, if required as a condition of approval.

(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, looped initial "M".

Marcia J. Gasses
Town Planner

cc: File