



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

mgasses@barrington.nh.gov

**AMENDED
NOTICE OF DECISION**

| [Office use only] | Date certified: | As built received: | Surety returned |
|--|-----------------|--------------------|-----------------|
| <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: 223-26 & 24-RC-19 Amended-Sub (Owners: Route 125 Development LLC) Request by applicant Joseph Falzone, Route 125 Development LLC for a 58-Lot open space residential subdivision and 4-commercial lots and waivers on Route 125 (aka: Calef Highway) in the Regional Commercial Zoning District. By: Scott Cole, Beals Associates, PLLC; 70 Portsmouth Avenue; Stratham, NH 03885. | | | |

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| <p>Owner: Applicant (Contact): Joseph Falzone Route 125 Development 7B Emery Lane Stratham, NH 03885</p> <p>Professional: Christian O. Smith, PE & Scott D. Cole Beals Associates, PPLC 70 Portsmouth Ave. Stratham, NH 03885</p> | <p>Dated: November 9, 2020</p> |
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Dear applicant:

This is to inform you that the Barrington Planning Board at its November 3, 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 May 3, 2021, 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 owner's 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
 - d) Add the NHDES Wetland Approval Number to the plan
 - e) Add the NHDOT Access permit number to the plan
 - f) Add the NHDES Alteration of Terrain Permit number to the plan
- 2) Revise the following plan notes
 - a) On page 29 of 37 Note 2. Specify 4" loam & seed, not bark mulch
 - b) All plans should reflect current ownership
 - c) Sheet correct sheet numbering
- 3) Add the following plan revisions
 - a) Add Select Board approved street names to the final plan including for R1, R2, R3 if deemed necessary by the Fire Chief
 - b) Add the Tax Map and Lot Numbers assigned by the Assessing Department for the new lots to the final plan
 - c) Confer with NHDES regarding 1' Freeboard & Aquatic bench and revise is necessary
 - d) Show 2' paved shoulder
- 4) Add the following plan notes:
 - a) Add note indicating the purpose of the plan and existing and proposed use
 - b) Pedestrian access between lots 15 and 16 is to be constructed as part of phase III
 - c) Driveway entrances including culverts and aprons are to be constructed as part of road construction
 - d) All documents for the road between lots 41 & 42 shall clearly indicate the road is intended for future public use and at the time of road acceptance for the development this section will become Class VI. The deeds are to indicate the Homeowners Association is responsible for maintenance until such time as the road continues through.
 - e) Add note "all turnarounds will meet the requirements of the Barrington Fire Department
 - f) Add note Individual Commercial lots may be required to provide additional fire protection over and above what is shown on the plan.
 - g) Add note, "All utilities shall be installed underground" 14.1.1
 - h) Add note, cistern to be added to appropriate sheets
 - i) September Drive between lots 41 and 42 shall be constructed and paved to Town Standards as far as the rear property lines.
 - j. Phase 1 - from Route 125 to the 4-way intersection
Phase 2 - from the intersection west through the Cul-de-sac and back to Signature
Phase 3 - from the intersection east halfway around High Point Circle
Phase 4 - remainder of circle
- 5)
 - a) Applicant will provide draft deed language to be approved by Town's attorney for Lot **R1** to include easement language for cemetery access.
- 6)# 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*)


- 7) Any outstanding fees shall be paid to the Town
- 8) Provide a \$25 check made out to SCRCD for the LCHIP fee.
- 9) Final Drawings (a) five sets of black line (b) plus one set of 11"X17" final approved plans (c) one electronic version by pdf or CD 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) The HOA documents and Conveyance of Open Space shall be recorded at SCRCD prior to the sale of any dwelling units in the development.
- 2)# 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 the first phase of the 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, and underground utilities. Compliance with this definition shall also necessitate that a bond or other security to cover costs of said infrastructure requirements for the first phase has been posted with the Town prior to the beginning of construction. The second phase shall be to loop to Route 125 and the bond or other security to cover the cost of the infrastructure in the second phase shall be posted prior to the commencement of work in the second phase. Prior to the commencement of work on in Phase 3 and 4 a bond or other security shall be posted to cover the cost of the infrastructure in the applicable phase.
- 3) The Cisterns required for fire safety shall be installed to Barrington Fire Department specifications. All required fire protection standards shall be operational prior to the issuance of any building permits. *Reference 11.5.(1) of the Town of Barrington Subdivision Regulations*
- 4) Current Use subject property or a portion of it is presently in Current Use. The applicant must provide the Town of Barrington Assessing Department current use map and/or other items needed to assure requirements of RSA-79A and the New Hampshire Department of Revenue Administrations Rules are satisfied.

(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