



## 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:	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><b>Proposal Identification:</b> 223-26(C1) RC/SDAO-20-SR (Owner: Route 125 Development, LLC) Request by applicant for a Site Review and 9.6 Special Permit to build an 8,880 s.f. Municipal building for a Town Hall on Calef Highway (Map 223, Lot 26) in the Regional Commercial (RC) &amp; Stratified Drift Aquifer Overlay (SDAO) Zoning Districts. BY: Geoffrey R. Aleva, P.E., Civil Consultants; 293 Main Street, South Berwick, Maine 09308</p>			

<p>Route 125 Development, LLC 7B Emery Lane Stratham, NH 03885</p> <p>Conner Maciver – Town Administrator Town of Barrington, NH PO Box 660 Barrington, NH 03825</p> <p>Careno Construction Company, LLC 270 West Road #4 Portsmouth, NH 03801</p> <p>Port One Architects, Inc. 959 Islington Street Portsmouth, NH 03801</p> <p>Geoffrey R. Aleva, PE Civil Consultants 293 Main Street South Berwick, ME 03908</p>	
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**Dear applicant:**

This is to inform you that the Barrington Planning Board at its April 21, 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 October 21, 2020, 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 waiver was granted from Section 4.7.7(3) Minimum depth of cover for storm drain lines of 36 inches
  - b) A waiver was granted from 4.7.7(1) Site Plan Regulations Minimum pipe diameter storm drain systems to allow for two 12-inch diameter pipes where 15-inch is required.
  - c) All Utilities must be underground
  - d) Lighting plan to conform to site plan regulations
- 2) Revise the following plan notes
  - a) Note # page  
Add the NHDES Alteration of Terrain Permit #  
Add the NHDES Subsurface Bureau C.A. #
- 3) Make the following plan changes
  - a) Enlarge approval block to 3”1/2 inches wide by 3” high
  - b) Revise Storm Water Management report in page2 of 3 to state Barrington, not Northwood.
  - c. Add monuments to the plan 4.2.3
  - d. Add 2 bike racks to the plan 4.14.4(3)(d)
  - e) Update legend to include erosion control in legend
- 4) Town Counsel shall approve all easement language as needed (Including possible Access)
- #5 Any outstanding fees shall be paid to the Town
- 6) 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

(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