



Planning & Land Use Department

Town of Barrington

PO Box 660

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Barrington, NH 03825

603.664.0195

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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>1. Proposal Identification: <u>121-28-GR-20-SR (Owner: Mr. Todd Green-Barrington Shores, LLC)</u> Request by applicant for expansion of 25 seasonal camp sites, Conditional Use Permit and waiver at 7 Barrington Shores Drive (Map 121, Lot 28) in the General Residential Zoning District. BY: Tobin Farewell, Farwell Engineering Services, LLC; 265 Wadleigh Falls Road; Lee, NH 03861.</p>			

<p>Owner: Mr. Todd Green Barrington Shores, LLC 240 Revere Street Winthrop, MA 02152</p> <p>Contact: Farwell Engineering Services, LLC 265 Wadleigh Falls Rd. Lee, NH 03861</p> <p>Raymond A. Bisson, LLS PLS Stonewall Surveying PO Box 458 Barrington, NH 03825</p>	<p>Dated: May 3, 2021</p>
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Dear applicant:

This is to inform you that the Barrington Planning Board at its April 20, 2021, meeting **CONDITIONALLY APPROVED** your application referenced above.

A 3.4 Conditional Use Permit was granted on December 1, 2020 by the Planning Board with adaption of the modified boat inspections and acceptable letter from the Swains Lake Water District.

A waiver was granted from Article 6.2.3(2) of the Site Review Regulation to allow a 50' buffer for the north boundary with Tax Map 121 Lot 37 and the south boundary along Hall Road and to reduce the buffer to 80 feet on the east boundary, except at the 100' buffer shall be maintained from the northeast corner boundary defined by the northeast markers/pins shown on the Stonewall Surveying plan for Barrington Shores dated 18 November 2020.

A waiver was granted on April 6, 2021 from 4.7.7 (1) minimum allowable pipe diameter in any storm system shall be 15 inches.

A waiver was granted on April 6, 2021 from 4.7.7(3) Minimum depth of coverage for storm drain 36 inches.

A waiver was granted on April 6, 2021 from 4.12 Outdoor Lighting.

Waiver Granted from Article 4.7.2(10) – for stormwater filtration system by Shea Concrete V2B1

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 20, 2021, the Board's 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 to 6.2.3(2) to allow a 50' buffer for the north boundary with Tax Map 121 Lot 37 and the south boundary along Hall Road to allow a 50-foot buffer, and to reduce the buffer to 80 feet on the east boundary, except that the 100-foot buffer shall be maintained from northeast corner boundary defined by the two northeast markers/pins shown on Stonewall Surveying plan for Barrington Shores Surveying plan for Barrington Shores LLC dated 18 November 2020
 - b) A Conditional Use Permit was granted as part of this application (Article 3.4) Commercial Recreational Facility
 - c. A waiver was granted from 4.7.7(1) Minimum allowable pipe diameter in any storm system shall be 15 inches.
 - d. A waiver was granted from 4.7.7(3) Minimum depth of coverage from stormwater drain lines shall be 36 inches from the top of the top of pipe to finished grade.
 - e. Waiver was granted from 4.12 Outdoor Lighting.
 - f) Applicant will adhere to the recommendations of Andy Fast of UNH Cooperative Extension and Urban Tree Service to the fullest extent possible.

- g) Waiver Granted from Article 4.7.2(10) – for stormwater filtration system by Shea Concrete V2B1
- h. The applicants engineer shall certify in writing that the drainage improvements have been constructed as approved.
- i) Rules pertaining to boats:
- All boats and watercraft shall be inspected and to the extent necessary and/or appropriate to maintain compliance with New Hampshire statutes related to the Clean Drain Dry campaign.
 - RSA 487:16-c mandates that all visible mud, fish, or animals must be removed.
 - RSA 487:16-d mandates that water be drained from equipment (engine water, intake systems, bilge, live wells, bait buckets). Clean and dry anything that comes into contact with water boats, trailers, equipment, etc. Documentation on the issue of foreign aquatic species (i.e. milfoil) and Clean Drain Dry campaign will be available.
 - All sites will be allowed no more than one boat/watercraft tied up at any time. Boat/watercraft tie ups are restricted to the designated area near the boat launch. 12 boat/watercraft max. No piggybacking. This area is first come first serve.
 - The campground reserves the right to further monitor, and to the extent necessary and/or appropriate, modify currently existing rules and regulations and issue additional rules and regulations to insure and harmonious recreational experience for fellow campers and the public.
- 2) Revise the following plan notes
- a) Add the NHDES Subsurface Bureau C.A. #
- 3) Approval is contingent on receipt of correspondence from Dubois & King that all issues reviewed have been resolved.
- #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 stabilization of the site. 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,

A handwritten signature in cursive script that reads "Marcia J. Gasses". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Marcia J. Gasses
Town Planner

cc: File