



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:	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>Proposal Identification: 238-36-V-20-SR (Owner: Waldron B. Haley Revoc Trust) Request by applicant for Site Review for a multi-family Development, ADDED 3.4 Conditional Use Permit, along Franklin Pierce Highway (Map 238, Lot 36) in the Village District. * BY: Scott D. Cole, Beal Associates, PLLC; 70 Portsmouth Avenue; Stratham, NH 03885.</p>			
<p>Owner: Waldron B. Haley Revoc. Trust 14 Shakespeare RD. Nashua, NH 03062</p> <p>Applicant: J&L Terra Holdings 79 Exeter Road N. Hampton NH 03862</p> <p>Professional: Scott D. Cole Beals Associates PLLC 70 Portsmouth Ave, Stratham, NH 03885</p>			
			Dated: January 20, 2021

Dear applicant:

This is to inform you that the Barrington Planning Board at its January 19, 2021 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 July 19, 2021, 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 Conditional Use Permit was granted for multi-family housing on November 17, 2020
 - b) A waiver was granted on November 17, section 12.2.1 Road Design Standard (Sub) requirements for the entrance road beyond 150 feet to the end of the hammerhead.
 - c) A waiver to Section 4.7.7.3 – Minimum drainage pipe cover to allow less than 36"
 - d) Final Landscape Design is part of this approval
 - e) School Impact Fee will be accessed at the time of the building permit by the Building Inspector and paid prior to the issuance of a certificate of occupancy. 14.6(1)
 - f) The Stormwater Management Plan received 9/22/2020 is part of this approval.
 - g) Add note: snow must be removed if found to impede parking or exceeds storage capacity.
 - h) The applicants engineer shall certify in writing all improvements have been constructed as approved.
- 2) Revise the following plan notes:
 - a) Add the NHDES Alteration of Terrain Permit #
 - b) Add the NHDES Subsurface Bureau C.A. #
 - c) Add the NHDES Water Supply Permit #
 - d) Add the NHDOT Driveway Permit# to the plan
 - e) Remove note #3 Tax Map correctly shows lot as Lot "36". Tax map was revised.
- 3) Make the following plan revisions:
 - a) Revise Approval Block 3" X 3.5" per 3.2.2
- 4) All concerns from Dubois & King addressed.
- #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 surety to cover stabilization of the site.* The Town shall retain a signed and approved reproducible 11"X17", and PDF format with supporting documents for Town records. *The applicants engineer shall certify in writing the*

improvements have been constructed as approved prior to the issuance of a certificate of occupancy.

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