



Planning & Land Use Department
 Town of Barrington
 PO Box 660
 333 Calef Highway
 Barrington, NH 03825
 603.664.0195
VPrice@barrington.nh.gov

NOTICE OF DECISION - AMENDED

Date of Application: September 14, 2021
 Date Original Notice Decision Issued: February 15, 2022
 Date Amended Notice Decision Issued: July 19, 2022
 Case File #: #251-63-RC-21-SR

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i>	<i>Surety returned</i>
<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>Re: 251-63-RC-21-SR (Owners: Steven & Pamela Lenzi). Request by applicant Robert Russell from 2A Tactical, LLC for Site Review and waivers to construct a 6,000 s.f. two-story Building with 11,080 s.f. useable space. The building will have 4,120 s.f. office/classroom space and 2,624 s.f. of retail space, 3,376 s.f. of warehouse/storage space with 960 s.f. of gunsmithing space and have classes with maximum 20 students that will occur during off hours. The location will be on the corner of Calef Highway (aka Route 125) and Bumford Road on 8.6 acres in the Regional Commercial Zoning District. (Map 251, Lot 63).</p>			
<p>Owner: Steven & Pamela Lenzi 304 Young Road Barrington, NH 03825</p> <p>Applicant: 2A Tactical, LLC 99 Tolend Road Barrington, NH 03825</p> <p>Professional: Scott Frankiewicz, LLS & Bernie Temple, PE New Hampshire Land Consultants, PLLC. 683C First NH Turnpike Northwood, NH 03261.</p>			

Dear applicant:

This is to inform you that the Barrington Planning Board at its July 19, 2022 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 the precedent conditions are not met within 12 calendar months to the day, July 19, 2023, the Board's 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) Add the following plan notes:
 - a) At the October 5, 2021, Planning Board Meeting, Board approved waivers for:
 - i) the requirement to have a Legend on Pages 9-16 per Section 3.2.7 of the Site Plan Review Regulations; and
 - ii) the requirement for a full traffic impact analysis per Section 4.14.1 of the Site Plan Review Regulations.
 - b) At the February 1, 2022, Planning Board Meeting, the Board approved waivers for:
 - i) The Planning Board waives the requirement for internal shade trees per Section 4.9.7(4) and perimeter shade trees per 4.9.7(5) of the Site Plan Review Regulations.
 - c) Select Board to authorize work in the road's Right of Way (ROW) before construction.
- #2) Add the following to the Plan:
 - Owners' Signature
 - DOT Approval #
 - Septic Approval #
 - Wetlands Scientist stamp
- #3) Submittal from the applicant to the Town of Barrington from NHDOT, a letter of commitment from NHDOT stating the NHDOT approval meets the requirements for the curb cut.
- #4) Any outstanding fees shall be paid to the Town.

- #5) Prior to obtaining Board signature, the Applicant shall submit two (2) full size paper copies of the site plans, one (1) 11' x 17' copy and .pdf/a format file format with supporting documents as required in Article 3 of the Barrington Site Plan Review Regulations, with a letter explaining how the Applicant addressed the conditions of approval to the Land Use Office.

The Planning Board Chair shall sign and date all plans meeting the conditions of approval. The Board shall endorse two (2) full size paper copies of the site plans for their records and one (1) 11' x 17' copy and .pdf/a format file format for the case file folder.

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,

Vanessa Price

Vanessa Price

Town Planner

cc: File