

Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

ihuckins@barrington.nh.gov

NOTICE OF DECISION

<i>[Office use only</i>	<i>Date certified:</i>	<i>As builts 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>			

	Dated: February 15, 2022
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Dear applicant:

This is to inform you that the Barrington Planning Board at its February 15, 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 of the precedent conditions are not met within 6 calendar months to the day, by August 1, 2022, 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) 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) Add a note referencing the Select Board's approval for work on the Class VI Road.

#2) Add the following to the Plan:

- a) Owners' Signature
- b) DOT Approval #
- c) Septic Approval #
- d) Wetlands Scientist stamp

#3) Any outstanding fees shall be paid to the Town.

#4) 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. The Town shall retain a signed and approved reproducible 11"X17", and

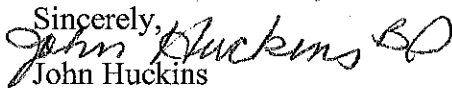
PDF format with supporting documents for Town records. The applicants engineer shall certify in writing the improvements have been constructed as approved prior to the issuance of a certificate of occupancy.

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,

John Huckins

Zoning Administrator

cc: File