

Town of Barrington
 PO Box 660/333 Calef Hwy
 Barrington, NH 03825
www.barrington.nh.gov
 (603) 664-5183

APPLICATION FOR CLASS VI/PRIVATE ROAD BUILDING PERMIT

OWNER INFORMATION

Please include a separate e-mail address for each owner to avoid processing delays.

Name: Robert & Sarah Grumbles	Address: 55 Cottage Lane, Barrington
Phone: 603.275.1374	E-Mail: robert.grumbles@zerothree.us
Name:	Address:
Phone:	E-Mail: S.grumbles@yahoo.com

PROPERTY & ASSOCIATION DETAILS

Address/Road: 55 Cottage Lane, Barrington	Map/Lot/Sublot: 115/11
Ownership Deed: Book: 4406 Page: 787	Road Classification: <input type="checkbox"/> Class VI Rd <i>or</i> <input type="checkbox"/> Private Rd
Is There a Road Association: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are You a Member? <input type="checkbox"/> Yes <input type="checkbox"/> No
Road Association & Contact:	
Association Email:	Association Phone:

PROJECT NARRATIVE

Describe additional details of the building project.

Add 2-car garage and living space to existing home. Renovations are needed due to mobility issues. Also proposing to improve public safety access to road by widening road to 30'-6" in front of house with expanded turnaround beyond the house.

Copy of Building Permit Application Attached - Required

PERMIT CATEGORY

Review the Class VI/Private Road Building Policy at www.barrington.nh.gov/classviprivateroadbuildingpolicy to apply the correct requirements to your project. Use the checkboxes to indicate completed/attached information.

<input type="checkbox"/> Category 1 <input type="checkbox"/> Class VI & Private Road Building Policy Application <ul style="list-style-type: none"> ▪ Municipal Disclaimer of Maintenance and Liability <ul style="list-style-type: none"> • Generated by Town staff upon receipt of completed application • Recording required by applicant after approval and prior to issuance of permit 	<input type="checkbox"/> Category 2 <i>Category 1 requirements and:</i> <ul style="list-style-type: none"> ▪ Planning Board Review and Comment ▪ Select Board Decision – Consent Agenda 	<input checked="" type="checkbox"/> Category 3 <i>Category 1 requirements and:</i> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Detailed Property Map <input checked="" type="checkbox"/> Road Improvements <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Option 1 <i>or</i> <input type="checkbox"/> Option 2 <input checked="" type="checkbox"/> Road Maintenance Agreement <ul style="list-style-type: none"> ▪ Permit and Bond for Improvements (if applicable per Select Board decision) ▪ Department Head Recommendations ▪ Planning Board Review and Comment ▪ Select Board Public Hearing and Decision ▪ Application Fee (if approved, plus building permit fee)
<input type="checkbox"/> Waiver Requested (see policy requirements, include waiver narrative on a separate sheet)		

Applicant Signature:	Date: 13 June 2022
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 Barrington, NH 03825
www.barrington.nh.gov
 (603) 664-5183

APPLICATION FOR CLASS VI/PRIVATE ROAD BUILDING PERMIT

FOR ADMINISTRATIVE USE ONLY

Received Date:	Staff Initials:
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APPLICATION REVIEW			
<input type="checkbox"/>	Correct Category	<input type="checkbox"/>	Map Meets Requirements
<input type="checkbox"/>	Road Improvement Details	<input type="checkbox"/>	Missing Information – Applicant Notified

ANTICIPATED TIMELINE	
DATE	<i>If not applicable, please use N/A</i>
	Application Reviewed and Sent to Department Heads <i>(as soon as possible upon receipt)</i>
	Department Head Recommendations Due <i>(minimum 1 week following email to Department Heads)</i>
	Planning Board Review <i>(Department Head recommendations, if applicable, must be provided to Planning Department no less than 1 week prior to next meeting. Schedule for next meeting following 1 full week.)</i>
	Select Board Public Hearing or Consent Agenda <i>(minimum 1 week following Planning Board memo receipt)</i>

COMPLETION DATES	
DATE	<i>If not applicable, please use N/A</i>
	Abutter's List Created <i>(upon receipt)</i>
	Police Recommendations Received
	Fire Recommendations Received
	Road Agent Recommendations Received
	Share Department Heads Feedback with Property Owner
	Planning Board Recommendations Received
	Public Hearing Notice for Select Board Meeting Sent to Abutters <i>(minimum 1 week prior to meeting)</i>
	Waiver Signed by Select Board Chair or Designee
	Recorded Waiver Book: _____ Page: _____
	Recorded Road Maintenance Agreement Book: _____ Page: _____
	Permit Issued
	Department Head Sign-Off on Road Improvements
	Building Inspector Verification Conditions of Approval are Met
	Certificate of Occupancy Issued

ATTACHMENTS	
<i>Provide a copy of the following to the applicant for their review.</i>	
<ul style="list-style-type: none"> • Sample Agreement and Release Regarding Building Permit for Property Abutting a Private/Class VI Road • Class VI/Private Road Policy – updated 2/14/2022 	



688 Calef Highway, Barrington, NH 03825

(603) 905-9004

info@unifiedbuilding.com www.unifiedbuilding.com

June 9, 2022

I, Robert Grumbles owner of the property at 55 Cottage Lane, Barrington NH do hereby authorize Unified Builders, Inc and its representatives to process and expedite any and all building permit application(s) required by the Town of Barrington for the purpose of remodel construction to our home at 55 Cottage Lane, Barrington, NH 03825.

Robert Grumbles

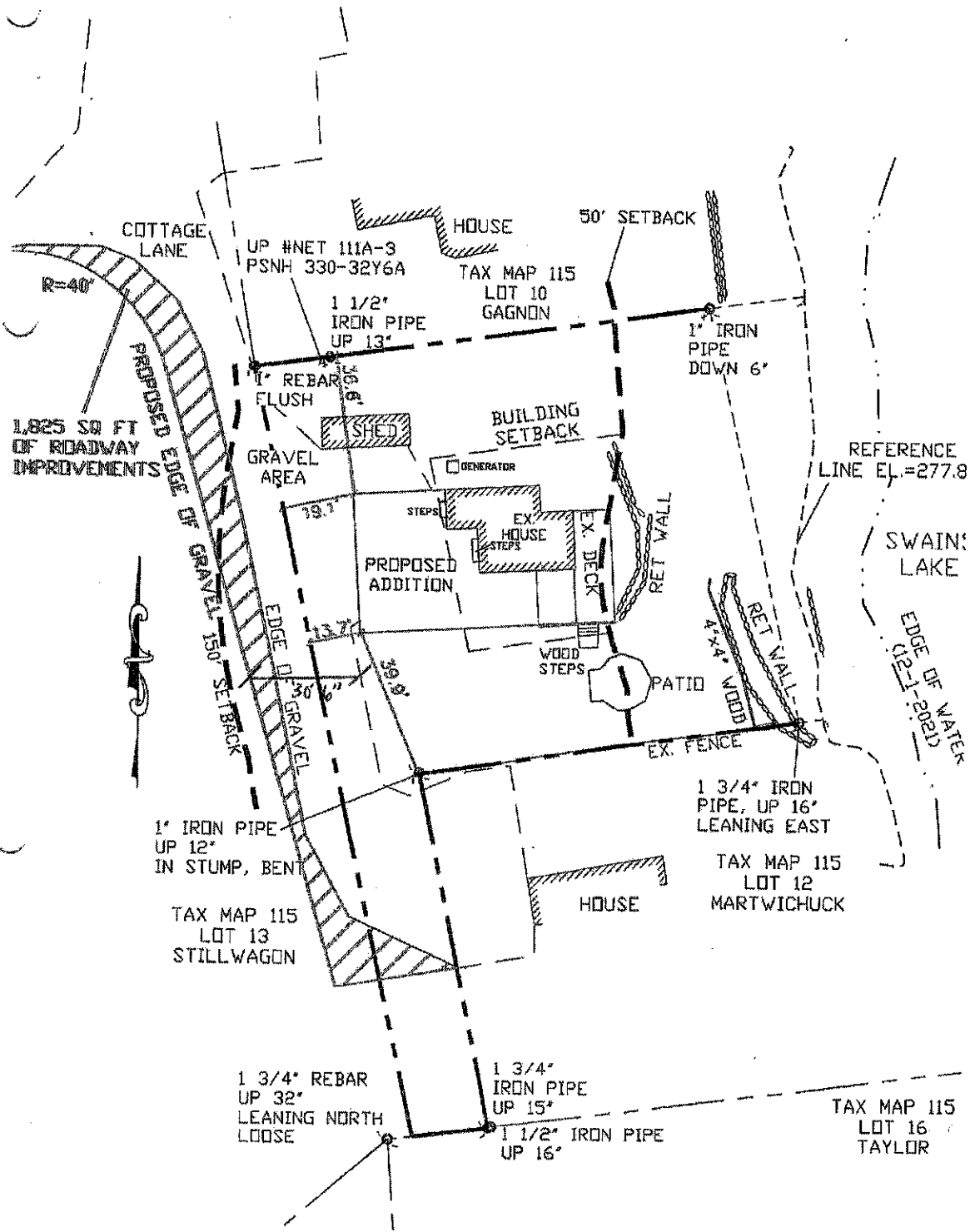
Robert Grumbles - Print

[Handwritten Signature]
Signature

6/11/22

Date

Mary E Marsillo
Notary Public, State of New Hampshire
My Commission Expires Jan 26 2027



K. J. Fisher and Sons, LLC
95 Old Center Rd., Deerfield, NH 03037
603-300-7432 / 603-463-9785

PROPOSAL

Unified Building Group
688 Calef Highway
Barrington, NH

Attention: Mary Marsillo

May 12, 2022

Grumble Addition/Driveway

Scope of work:

Road improvement Estimate

• Cut trees per discussion	\$2,900
• Remove stumps	\$1,500
• Excavate for roadway widening – 121cy export	\$3,840
• 575' x 12' x .5 153cy CBR gravel placed and compacted	\$6,601
• Pave apron at road 15 x 20 x 3"	<u>\$3,900</u>
	\$18,741±

Thank you for the opportunity to bid this project!

Proposed by:

Accepted by:

Kevin J Fisher, owner

Grumbles Cottage Lane Maintenance Agreement

I, Robert Grumbles do hereby make the following agreement regarding the cooperative use of Cottage Lane in Barrington:

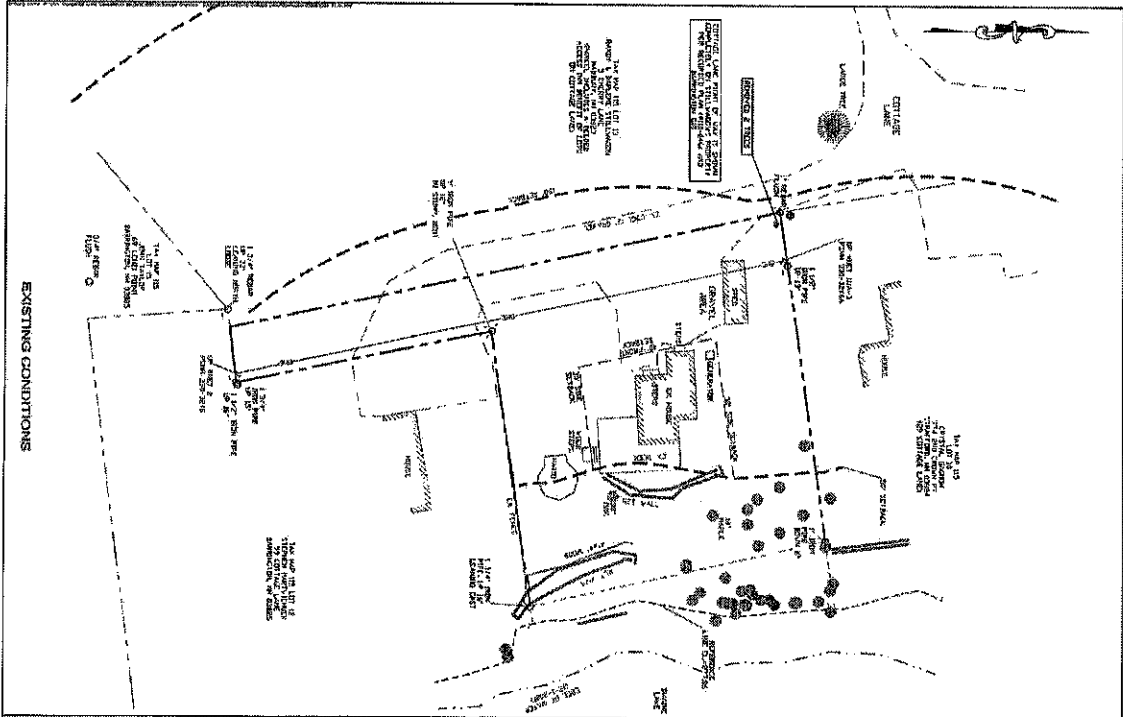
1. As I own and/or occupy property that rely on Cottage Lane being passable during all seasons of the year, we agree that The Town of Barrington **SHALL NOT** be liable or responsible for road maintenance or snow removal; I also agree to hold harmless and release from any liability the Town of Barrington NH should Emergency Vehicles be, for any reason, unable to access 55 Cottage lane.
2. I will maintain road upkeep and snow removal as to keep Cottage Lane passable by vehicles and emergency vehicles.

Signatures:

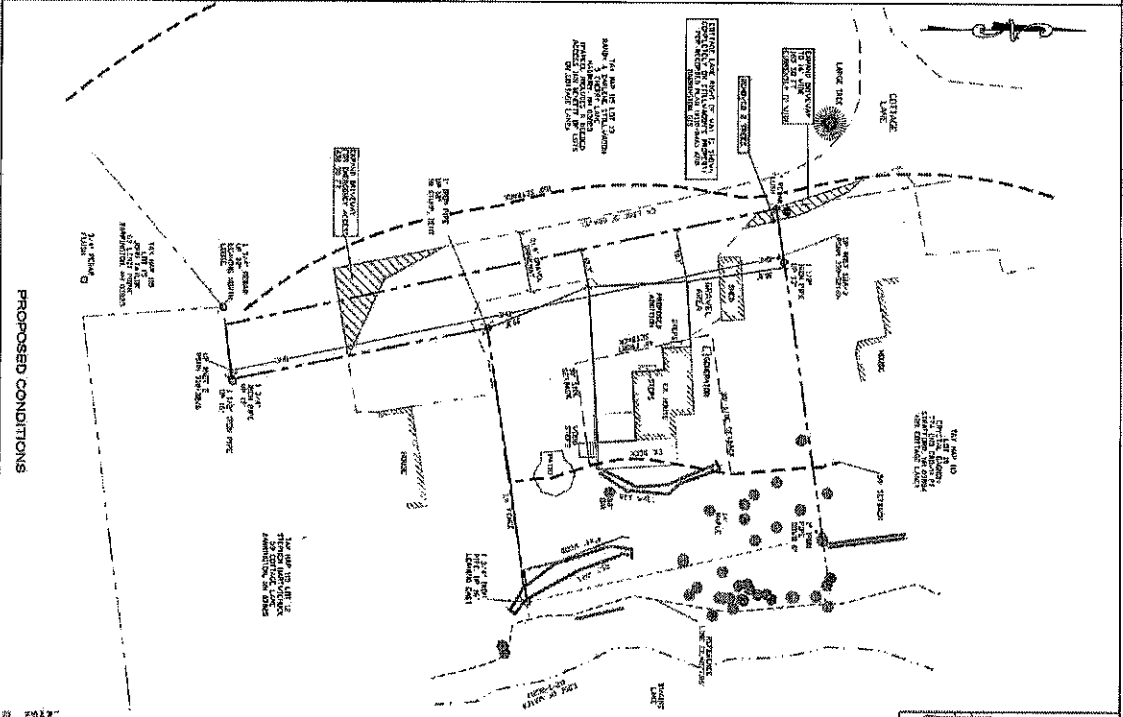


George Robert Grumbles JR
55 Cottage Lane
Barrington NH 03825

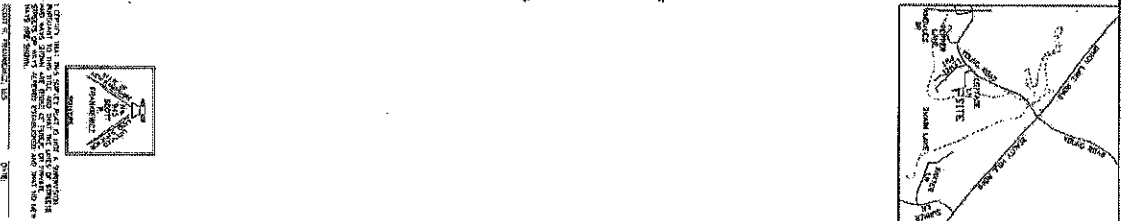
Date: May 19, 2022



EXISTING CONDITIONS



PROPOSED CONDITIONS



<p>PROPOSED/EXISTING CONDITIONS PLAN TAX MAP 115 ROBERT GEORGE GRUMBLES THE ELAR REALTY TRUST 55 COTTAGE LANE, BARRINGTON, NH 03825 OWNED BY ROBERT GEORGE GRUMBLES THE ELAR REALTY TRUST 12 CLINTON STREET, SALEM, NH 03672 BOOK 5853 - PAGE 30</p>		<p>N.H. LAND Consultants SOUTHERNHAND PLANNING/REAL ESTATE A Home Owned Company</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>6/1/2023</td> <td>REVISED PER TOWN COMMENTS</td> <td>SNF</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	BY	1	6/1/2023	REVISED PER TOWN COMMENTS	SNF
NO.	DATE	DESCRIPTION	BY										
1	6/1/2023	REVISED PER TOWN COMMENTS	SNF										

DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEW ENGLAND WATER SUPPLY AND SEWERAGE CODES AND THE LATEST EDITIONS OF THE NEW ENGLAND BUILDING CODES.

2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING SEWER SYSTEM AND HAS FOUND THE EXISTING SYSTEM TO BE IN POOR CONDITION AND IN NEED OF REPLACEMENT.

3. THE PROPOSED SEWER SYSTEM SHALL BE DESIGNED TO SERVE THE EXISTING AND PROPOSED DEVELOPMENT AND SHALL BE CAPABLE OF HANDLING A DESIGN FLOW OF 1.5 MGPD.

4. THE PROPOSED SEWER SYSTEM SHALL BE DESIGNED TO MAINTAIN A MINIMUM COVER OF 5 FEET AT ALL POINTS.

5. THE PROPOSED SEWER SYSTEM SHALL BE DESIGNED TO MAINTAIN A MINIMUM VELOCITY OF 2 FEET PER SECOND AT ALL POINTS.

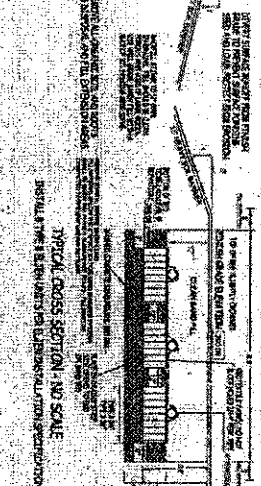
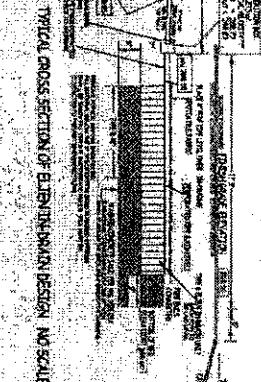
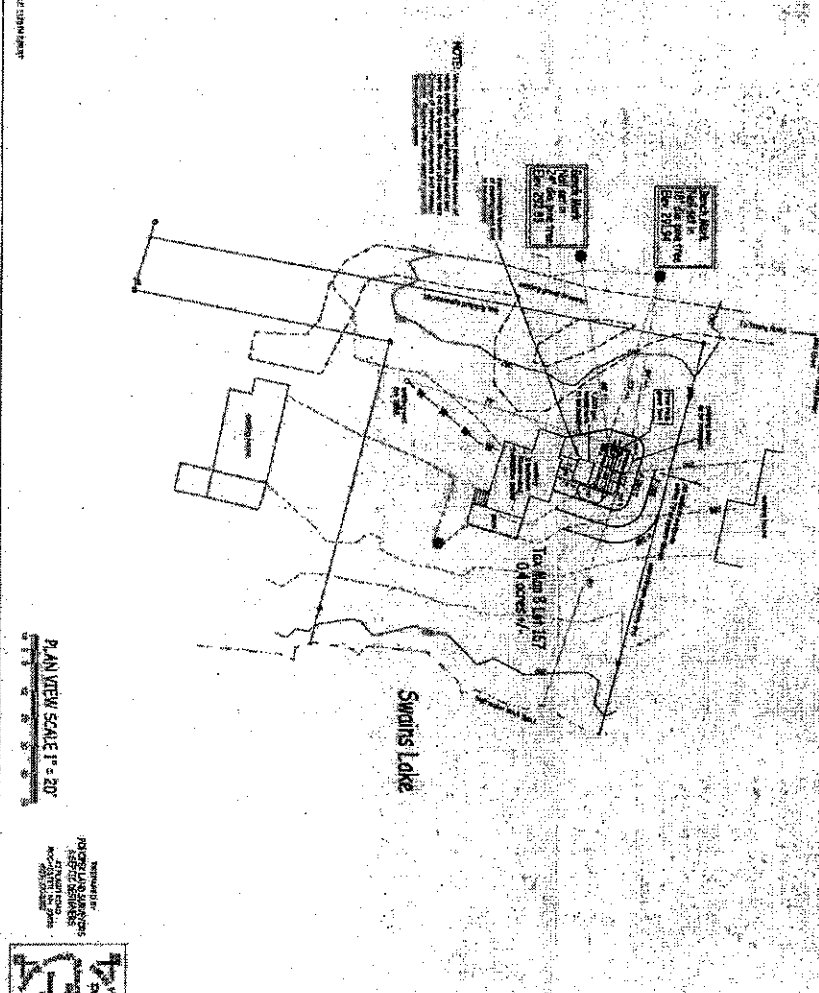
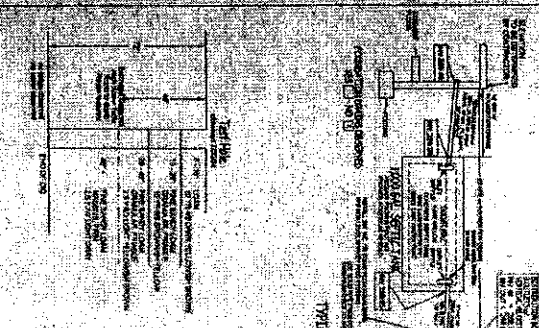
6. THE PROPOSED SEWER SYSTEM SHALL BE DESIGNED TO MAINTAIN A MINIMUM SLOPE OF 0.005 FEET PER FOOT AT ALL POINTS.

7. THE PROPOSED SEWER SYSTEM SHALL BE DESIGNED TO MAINTAIN A MINIMUM HEADROOM OF 6 FEET AT ALL POINTS.

8. THE PROPOSED SEWER SYSTEM SHALL BE DESIGNED TO MAINTAIN A MINIMUM CLEARANCE OF 6 FEET AT ALL POINTS.

9. THE PROPOSED SEWER SYSTEM SHALL BE DESIGNED TO MAINTAIN A MINIMUM CLEARANCE OF 6 FEET AT ALL POINTS.

10. THE PROPOSED SEWER SYSTEM SHALL BE DESIGNED TO MAINTAIN A MINIMUM CLEARANCE OF 6 FEET AT ALL POINTS.



REVISIONS AND APPROVED

DATE: 11/15/04

BY: [Signature]

FOR: [Signature]

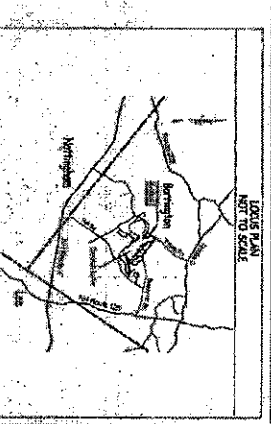
256499 WES

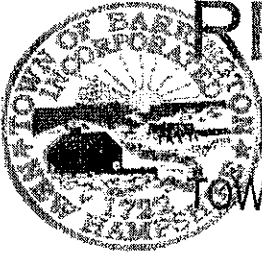
Edward & Mary Ebert

REPLACEMENT / UPGRADE
2 BEDROOM
ELIEN SEPTIC SYSTEM DESIGN

100 Main St
102 Main St
104 Main St
106 Main St
108 Main St
110 Main St
112 Main St
114 Main St
116 Main St
118 Main St
120 Main St

<p>DESIGN NUMBER 115-0041</p>	
<p>DATE: 11/15/04</p>	
<p>PROJECT: REPLACEMENT / UPGRADE 2 BEDROOM ELIEN SEPTIC SYSTEM DESIGN</p>	
<p>CLIENT: [Name]</p>	
<p>LOCATION: 100 Main St, [Address]</p>	
<p>SCALE: 1" = 20'</p>	
<p>DATE: 11/15/04</p>	





RECEIVED Building Permit Application

JUN 16 2022

Town of Barrington, New Hampshire
 Building Department
 P.O. Box 660, Barrington, NH
 Telephone: (603) 664-5183

Issue Date: _____
 Permit #: _____
 (This area for office use only)
 Map # 115
 Lot # 11
 Block # _____
 Zoning: General Residential

Location of Construction (Address): 55 Cottage Lane
 Property Owner: Robert Grumbles
 Home Phone: 603.275.1374 Mailing Address: 55 Cottage Lane
 Cell Phone: 603.275.1374 City: Barrington State: NH Zip Code: 03825
 Daytime Phone: 603.275.1374 Email Address: robert.grumbles@zerothree.us

Contractor: Unified Builders, Inc Phone: 603.905.9004
 Mailing Address: 688 Calef Highway Cell #: 603.374.3104
 City: Barrington State: NH Zip Code: 03825
 Email Address: dwatson@unifiedbuilt.com

Cost of Construction: \$380,113 Building Inspectors Estimated Cost of Construction: _____
 Permit Fee: \$3,230.94 + \$25 = \$3,255.94 Permit fee is based on \$8.56 per \$1,000.00 of Construction Cost (\$50.00 Minimum)
 AND \$25 flat application fee, \$50 electric permit fee, \$50 plumbing permit fee, \$50 mechanical permit fee.

Primary Use of Property Is: Residential Commercial Mixed Use (both Res. & Com)
 Proposed Construction is for:
 (Please Check all that Apply) Deck Door Garage Exterior Renovations
 Enclose Deck/Porch Shed Siding Interior Renovations
 Pool / Hot Tub Roof Windows Residential Addition
 Other _____

Description of work to be performed: Add a 2 car garage and additional living space to existing home. Also improve public safety vehicle access to Cottage Lane.
 Proposed Use: Residence

Property & Setback Information			
Setbacks from Lot Line to Construction:		Subsurface Disposal Information:	Total Square Footage of Proposed Building: 1427
Front: 13.7' & 19.1'	Right: 39.9'	Septic System Design: More Than 20 Years Old Circle One: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>	Site Located In "Special Flood Hazard Area": Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Rear: 54.7'	Left: 36.6'		Site Located In Shoreland Protection Zone: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Lot Size: .4 acres +/-		Shoreland Water Quality Protection Zone: Circle One: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Subdivision Approval # _____ Subdivision Name: _____

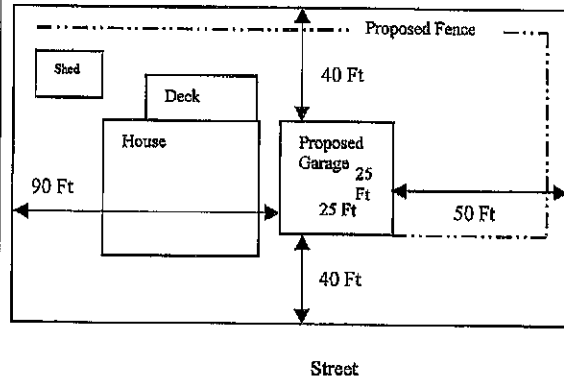
Applicant Signature: [Signature] Date: 02 June 2022
 Revised: 01-2021 Page 3

Plot Plan

Instructions:

- 1) Show the Property lines and road(s).
- 2) Show the proposed Structure and all existing structures.
- 3) Show the Measurements from the proposed structure to all lot lines, measure straight through existing structures if needed.
- 4) Include the dimensions of the proposed structure.
- 5) Show Location of Septic Tank & Leach Field.
- 6) Show Location of all Wetlands, Rivers, Streams, Lakes and Ponds

Sample Plan:



Applicant Signature: _____

Dwayne Roberts

Date: 02 June 2022

It is the responsibility of the property owner and all contractors to obtain and post the necessary permits in a conspicuous location prior to commencement of any construction related activity.

Electrical, mechanical and plumbing work requires submission of a separate permit applications.

Permits are non-transferable. If this is an "After the Fact" permit, it may be subject to a fee two times the normal permit fee.

It is the responsibility of the contractor / property owner to obtain all required inspections. This signed application constitutes consent of the owner / applicant to provide access for inspections related to this permit at the subject property. Any work that is concealed prior to the inspection may be required to be removed for inspection.

Inspections are required for:

- 1) Reinforcing steel prior to pouring
- 2) Foundation & drainage prior to backfilling
- 3) Rough-In: Framing
- 4) Insulation & penetration firestop
- 5) Drywall Installation (fire rated assemblies only)
- 6) Final Inspection

Required inspections for electrical, plumbing and mechanical installations are provided on the applicable permit application(s).

PLEASE BE ADVISED: Any deviation from the specifications submitted will require an amendment to this permit or additional permits. Permits expire one (1) year from the issue date. The Building Inspector/Code Officer may grant an extension of time if a written request is submitted prior to the expiration date. Permits become invalid if work is not started within 180 days or if work is abandoned/suspended for a period of 180 days.

The STATE OF NEW HAMPSHIRE requires that ENERGY CODE COMPLIANCE CERTIFICATION be obtained for any heated building, structure or addition thereto. Certification may be required prior to altering, renovating or winterizing an existing structure. More information can be found at the web site: www.puc.state.nh.us and follow the link for Energy Codes.

*** I hereby certify that the building site is/is not (choose one) located in a "Special Flood Hazard Area" as designated by the Federal Emergency Management Agency and its flood insurance rate maps.

Applicant signature: _____

*** I hereby certify that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S. C. 1334, Barrington Flood Plain Development Ordinance.

Applicant signature: _____

*** All work must be performed in accordance with International Building Code/2009, International Residential Code for One & Two Family Dwelling/2009, 2011 NEC National Electrical Code, 2009 International Plumbing Code, NFPA 101 Life Safety Code/2009, NH Energy Code, International Mechanical Code/ 2009 and State of NH Subdivision & Individual Sewage Disposal System Design Rules.

*** I certify that the information that I have given is accurate to the best of my knowledge. No change from the above information will be made without the approval of the Code Enforcement Officer. I understand that this is NOT A PERMIT and that work CANNOT COMMENCE until a PERMIT is issued. It is my responsibility to contact the Code Enforcement Officer for the appropriate inspections.

*** I hereby certify that the boundary lines shown on the accompanying plot plan are the property lines of my property and that the acreage and setbacks are correctly shown.

*** I further acknowledge that the proposed structure or improvements shall not be occupied or utilized without a Certificate of Occupancy and only after all necessary inspections have been requested and completed.

Owner Signature: _____

Date: 6/2/22

Contractor Signature: _____

Date: 02 June 2020

*** DO NOT WRITE IN THIS SPACE ***

Paid By: _____ CASH CHECK # _____

Received By: _____ Date: _____

PERMIT # _____

THIS PERMIT IS ISSUED with the following conditions: DENIED for the following reason(s):

Approved By: _____ Date: _____

Inspector Notes:

MINIMUM APPLICATION REQUIREMENTS

BUILDING CODE INFORMATION

Every building is different in terms of layout and framing details. Therefore, it is imperative that a set of construction plans or sketches be submitted with each application. The plans/sketches must show a dimensioned layout of all new rooms and spaces, in enough detail to determine building code compliance for the proposed construction. In the case of additions, it will be necessary to show the existing (room) layout. The following is a list of specific items to be included with the plans/sketches and specifications:

- Foundation plan/cross section showing anchor bolt/strap locations (IRC Section 403.1.6) and location of required reinforcing steel (IRC Section 404.1.2.2).
- Dimensioned floor plan of each story (Show attic access location)
- Framing plan of each story including direction, sizes & spacing of joints and beams, location of support columns and sheathing material.
- Roof framing plan including: direction, sizes & spacing of rafters, sheathing material and roofing materials.
- Sizing documentation must be provided for all engineered beams/girders, joists, etc.
- If cathedral ceiling or if rafters are not connect to the floor/ceiling joist or connected with a rafter tie located in the lower third of the rafter, provide ridge support details (IRC Section 802.3.1).
- Framing cross section.
- Wall section(s) or window & door schedule indicating header sizes and required number of jack studs (IRC Tables 502.5(1) & 502.5(2)).
- Wall bracing methods, locations and length of braced wall panels, include foundation details as applicable (IRC Section 602.10 thru 602.12.1.6).
- Label all emergency escape openings ("egress windows") in sleeping areas, basements (bulkheads are suitable) and habitable attics (even when unfinished) (IRC Section R310.1) (5.7 S.F. minimum based on NFPA 101).
- Stair details showing tread depth, riser height, handrail and guard rail details ... (may sign a "stair handout" to indicate compliance).
- Location of hard wired smoke and CO detectors (IRC Sections 314 & 315)
- Door and window schedule.
- Completed NH Energy Compliance Application.

Note: IRC references are applicable to one and two family dwellings and townhouses..

- Need an approved driveway permit.
- Need an approved construction entrance.
- Pave in 16'. (Inspection by Highway Department prior to C/O)
- Impact fee assessment - \$4,281 (paid prior to C/O).
- Provide approved NH-DES septic design.
- Provide NH-DES shoreland permit (when applicable).
- Plot plan complies with front, side and rear setback, shoreland setback and wetland buffer requirements.
- Permit application is complete.

TOWN OF BARRINGTON, NH
LAND USE DEPARTMENT
Vanessa Price, Town Planner



Zoning Board of Adjustment Members
Tracy Hardekopf, Chair
George Bailey, Vice Chair
Paul Thibodeau
Cheryl Huckins
Andre Laprade (Alternate)

June 17, 2022

The ELAR Realty
George & Sar Grumbles
13 Clinton Street
Salem, NH 03079

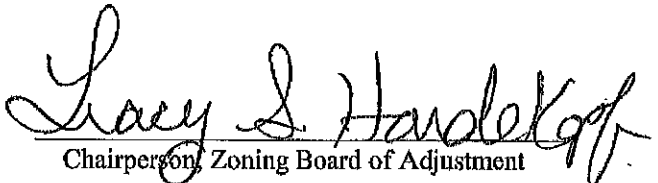
Notice of Decision

Zoning Board of Adjustment
Town of Barrington, New Hampshire

Case File Number: 115-11-GR-22-ZBAVar

Location: 55 Cottage Lane
Map 115, Lot 11

At a regular scheduled and duly noticed meeting of the Barrington Zoning Board of Adjustment, on June 15, 2022, you are hereby notified that the appeal of Case File Number: 115-11-GR-22-ZBAVar for a Variance regarding section Article 4, Section 4.1.1 Table 2- Table of Dimensional Standards, front setback, of the Barrington Zoning Ordinance, the Board **GRANTED**, your request for a variance seeking relief from Article 4, Section 4.1.1 Table 2- Table of Dimensional Standards to allow 13.7 and 19.1 from the front setback where 40' is required, for an addition to the home for a two car garage and additional living space for the owner, due to mobility issues, these renovations will allow them to add handicap accessible features. The location is 55 Cottage Lane, Map 115, Lot 11, on a .36-acre lot in the General Residential Zoning District, by the affirmation vote of at least three members of the Zoning Board of Adjustment.


Chairperson, Zoning Board of Adjustment

6-20-2022

Date

A motion for rehearing may be made in the form of a letter to the Board. The motion must be made within 30 days; this 30-day time period shall be counted in calendar days beginning with the date following the date upon which the board voted to approve or disapprove the application in accordance with RSA 21:35. Reference RSA 677:2

This approval shall be valid if exercised within 2 years from the date of the final approval and shall not expire within 6 months after the resolution of a planning application filed in reliance upon this decision, as per RSA 674:33, IV.

Note: The selectman, any party to the action, or any person directly affected has the right to appeal this decision. See New Hampshire Revised Statutes Annotated, Chapter 677. This notice has been placed on file and made available for public inspection in the records of the ZBA. Copies of this notice have been distributed to the applicant, ZBA, Board of Selectmen, Town Clerk, Property Tax Assessor and the Town of Barrington website.



6321 ROAD 100 BARRE, VERMONT, NH 05701 PH 802-932-9320 FAX 802-932-9320

GRAPHIC SCALE 1"=200'

SCALE 1"=200'

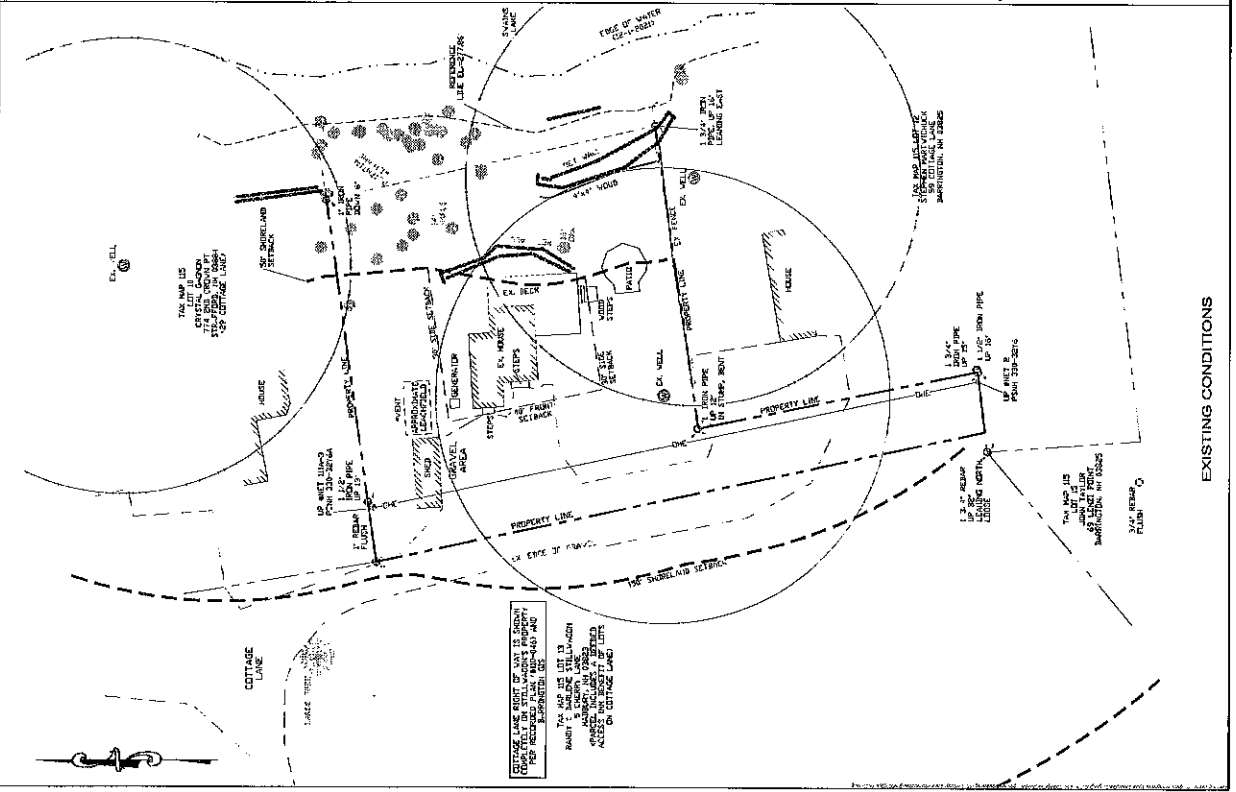
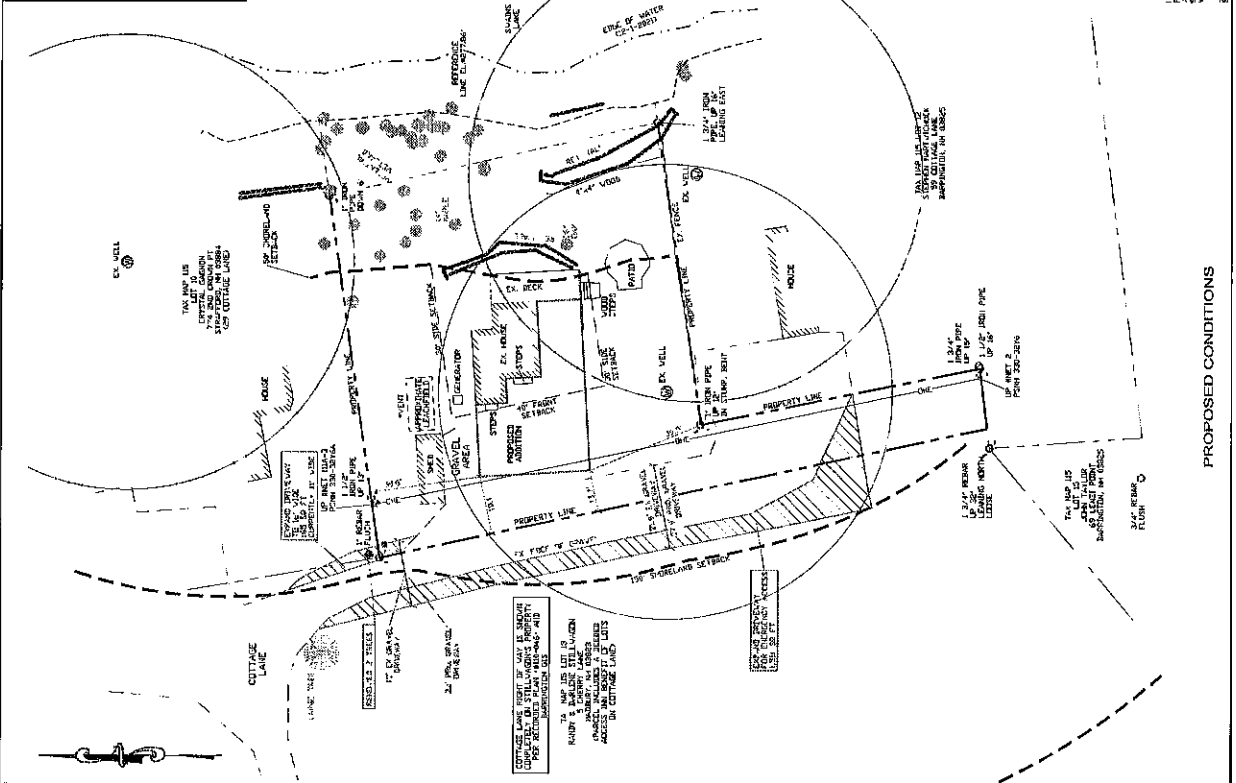
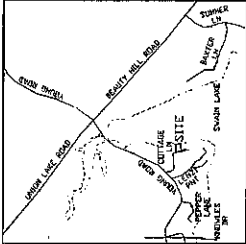
NO.	DATE	DESCRIPTION	BY
1	6/1/2023	REVISED PER JOHN COMMENTS	SJT
2	7/6/2023	ADDED WELL & SEPTIC	SJT

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	6/1/2023	REVISED PER JOHN COMMENTS	SJT
2	7/6/2023	ADDED WELL & SEPTIC	SJT

PROPOSED/EXISTING CONDITIONS PLAN
 33 MAPS 119 LOT 11
 ROBERT GEORGE GRUMBLES
 THE ELAN REALTY TRUST
 59 COTTAGE LAKE, BARRINGTON, NH 03828
 OWNED BY
 ROBERT GEORGE GRUMBLES
 15 CLINTON STREET, SALINA, NH 03079
 BOOK 4664 PAGE 22

SCHEMATIC PLAN
 JOB NO: 4893.00
 DATE: AUGUST 1, 2021
 SHEET 1 OF 1



PROPOSED CONDITIONS

EXISTING CONDITIONS

NOTE: THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT.

