



Planning & Land Use Department  
Town of Barrington  
PO Box 660  
4 Signature Drive  
Barrington, NH 03825  
603.664.0195  
[VPrice@barrington.nh.gov](mailto:VPrice@barrington.nh.gov)

Date of Application: August 17, 2022  
Date Decision Issued: December 6, 2022  
Case File #: 234-77-TC-22-SR

## NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i>	<i>Surety returned</i>
<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>			
<b>Re: 234-77-TC-22-SR:</b> Site Review for mixed-use detached structures consisting of 6 single-family homes with 6 commercial spaces on the lower walk-out level with waivers (Map 234, Lot 77) located on Franklin Pierce Highway on a 3.42-acre site in the Town Center Zoning District.			
<b>Owners:</b> Paul & Linda Thibodeau Revocable Trust 76 Young Road Barrington, NH 03825			
<b>Applicant:</b> Christian Smith 70 Portsmouth Avenue, Suite 2 Stratham, NH 03885			

### Dear applicant:

This is to inform you that the Barrington Planning Board at its December 6, 2022, meeting **CONDITIONALLY APPROVED** your application referenced above.

The application has met all the Town's Ordinances and Regulations of the Town of Barrington.

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, December 6, 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 September 6, 2022, Planning Board Meeting, Board approved waivers for:
    - i) The requirement of an Illumination Plan in Article 3, Section 3.8 Illumination Plans of the Site Plan Review Regulations.
    - ii) The requirement for landscaping in Parking Lots in Article 4, Section 4.97(4) internal shade trees of the Site Plan Review Regulations.
    - iii) The requirement for landscaping in Parking Lots in Article 4, Section 4.97(5) perimeter shade trees of the Site Plan Review Regulations.
  - b) At the December 6, 2022, Planning Board Meeting, Board approved waivers for:
    - i) The requirement for landscaping and Screening in Article 3, section 3.5.10 of the Site Plan Review Regulations.
    - ii) The requirement for a full traffic impact analysis per Section 4.14 of the Site Plan Review Regulations.
    - iii) The requirement for intersection sight distance to be shown on the plan in Article 4, Section 4.8.6 of the Site Plan Review Regulations
    - iv) The requirement for intersection stopping sight distance to be shown on the plan in Article 4, Section 4.8.7 of the Site Plan Review Regulations.
  - c) At the December 6, 2022, Planning Board Meeting, Board approved the installation of a 15,000-gallon cistern for this project per Town of Barrington Fire Chief.
- 2) Add the following to the Final Plan:
  - a) 9.6 Special permit approved for construction in wetland buffer for an impact size of 3,600 square feet.
  - b) NHDOT Driveway Access Permit Approval Number.
  - c) NHDES Septic Approval Number.
  - d) NHDES Wetlands Bureau Approval Number.
  - e) Owner Signature(s).
  - f) Wetland Scientist Signature.
  - g) Professional Surveyor Signature.
  - h) Final numbering of the six (6) mixed-use detached structures consisting of six (6) single-family homes with six (6) commercial spaces.
- 3) NHDOT traffic analysis to be submitted to Land Use office prior to Planning Board Chair signature on final plans.

- 4) NHDOT driveway permitted plans (including line of sight and stopping distance) to be submitted to Land Use office prior to Planning Board Chair signature on final plans.
- 5) Include a Circulation Plan for the interior of the lot showing provisions for both auto and pedestrian circulation. The applicant shows circulation patterns for the four parking areas; however, fire department vehicle access is not shown. Applicant should coordinate Fire Department access and vehicle turning motion requirements.
- 6) The Circulation Plan should be included in the final drawing set.
- 7) At final submittal, all outstanding comments to applicant for Site Plan Review and Subdivision regulations shall be addressed.
- 8) Any outstanding fees shall be paid to the Town.
- 9) HOA (Condo by-laws) documents to be approved by Town attorney and to reference maintenance operating the stormwater operation.
- 10) Architectural renderings of the all sides of the proposed buildings to be submitted to Land Use office prior to Planning Board Chair signature on final plans.
- 11) 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) 15,000-gallon cistern installed and operational prior to framing permit.
- 2) Street view signage shall be 911 compliant and approved by the Town of Barrington.
- 3) "No parking" signage in and along Fire Department turn around areas.
- 4) 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.

- 5) Current Use subject property or a portion of it is presently in Current Use. The applicant must provide the Town of Barrington Assessing Department Current Use map and/or other items needed to assure requirements of RSA-79A and the New Hampshire Department of Revenue Administrations Rules are satisfied.

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