



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

## NOTICE OF DECISION -AMENDED

Date of Application: March 15, 2022  
 Date Decision Issued: December 6, 2022  
 Case File #: 265-11&12-RC-22-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: Request by applicant proposing to construct a 3,600 s.f. commercial welding and repair facility along with a 3,600 s.f. building in the future and a 9.6 Special Permit on a 3.54-acre lot on Calef Highway Map 265, Lots 11 &amp; 12) in the Regional Commercial Zoning District.</p>			
<p><b>Owner:</b> Jeff Sullivan          224 Old Turnpike Road          West Nottingham, NH 03291</p> <p><b>Applicant:</b> Jones &amp; Beach Engineers          Attn: Barry Gier          PO Box 219          Stratham, NH 03885</p>			

**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 July 19, 2022, Planning Board Meeting, Board approved waivers for:
  - i) the requirement to allow the minimum depth of cover over storm drain line to be less than 36" per Section 4.7.7(3) of the Site Plan Review Regulations;
  - ii) the requirement to allow gravel parking and drives per Section 4.9.11(1) of the Site Plan Review Regulations;
  - iii) the requirement to allow minor calculated increase in the post-development rate of runoff over the pre-development rate of runoff per Section 4.7.1 (1) of the Site Plan Review Regulations

#2) Add the following to the Plan:

- a) 9.6 Special Permit was granted for 1,598 sq.ft.
- b) On final plan, the signature of the wetland scientist needs to certify final plan with signature and seal at final submittal.
- c) On the final plan, the owner signature is needed.
- d) On the final plan, the land surveyor needs to certify final plan with signature and seal at final submittal.
- e) NHDOT Driveway Access Permit Approval #
- f) NHDES Septic Approval #
- g) Address Section 3.5.7 of the Site Plan Review Regulations: The water service size and material have been provided, but the leader is in the wrong location. The sewer force main has not been labeled with size or material. The leaders for the septic field and tank are in the wrong locations.
- h) Address Section 4.9.7(6) of the Site Plan Review Regulations: The applicant has stated that a "stockage" fence has been proposed to screen parking, but the location of this fence is not shown on the plan.
- i) Address Section 4.12.2 of the Site Plan Review Regulations: The applicant should show conformance with the requirements of recommended site lighting levels (e.g., Maximum, Minimum, U-Ratio and Average).
- j) Address Section 4.14 of the Site Plan Review Regulations: Applications creating 5,000 s.f. or more of non-residential floor space are required to provide a Short Traffic Impact Analysis.
- k) Pre- and Post-Development Drainage Area Plans: The legends on the Existing and Proposed Watershed Plan should be updated to reflect the content of the plans.
- l) O & M Plan:

- i. Add inspection of culverts.
  - ii. Update the inspection form to include all on site features-rock riprap, sedimentation forebay, etc.
  - iii. The additional sediment loading on the sediment forebay, should either be larger or inspected/cleaned more often and mentioned in the O&M manual.
- m) Sheet C1-Existing Conditions Plan: The legend should be updated to remove items that are not applicable.
- n) Sheet C2-Site Plan:
  - i. The Phase 1/2 limit is shown going through building #2.
  - ii. There are numerous leaders that are not pointing at anything or are pointing at the wrong item.
  - iii. The well radius line is in the wrong location.
- o) Sheet L1-Landscape and Lighting Plan: lighting to demonstrate compliance with the Town's lighting standards regarding footcandle requirements for low-level parking lot use. The applicant should provide a summary table.
- p) The requirement to allow the minimum depth of cover over storm drain line to be less than 36" shall require the use of reinforced concrete pipe.

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

#4) 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.

#2) 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.

(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