



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

NOTICE OF DECISION

Date of Application: April 12, 2023
 Date Decision Issued: May 2, 2023
 Case File #: 240-12-NR-23-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 for a Minor Site Plan Review, with a waiver, to add an ADU to the existing farmhouse and a renovation to the second home to be repurposed to add restrooms and a state approved kitchen for the production of value-added items for retail sales during harvest and farm to table events. The location is at 178 Young Road (Map 240, Lot 12) on a 9.93-acre lot in the Neighborhood Residential Zoning District.</p>			
<p>Owners/Applicants: Ryan Caverly and Karen & Lendall Caverly 160 Young Road Barrington, NH 03825</p>			

Dear applicant:

This is to inform you that the Barrington Planning Board at its May 2, 2023, meeting **CONDITIONALLY APPROVED** your application referenced above. The approval is for ADU expansion of existing home with attached deck, renovations to second single family home into a state approved grade kitchen, bathrooms with ADA compliant with access, and deck expansion on the barn. All to meet current building codes.

Reviewed in accordance with the Town of Barrington, Site Plan Review Regulations For Nonresidential Uses and Multi-Family Dwelling Units, amended May 17, 2022, and the Barrington Zoning Ordinance, amended March 28, 2023. The application has met all the Town's Ordinances and Regulations of the Town of Barrington.

Any changes to the site used for the operation of the business will require reapplication and review by the Planning Board. Future changes outside of this approval will need to have an engineering site plan set.

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:

Phase I: If all of the precedent conditions are not met within 12 calendar months to the day, May 2, 2024, the Board's 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 May 2, 2023, Planning Board Meeting, Board approved waivers for:
 - i. The requirement to have all site plans shall be prepared and stamped by a professional engineer. Boundary monuments shall be certified by a licensed surveyor per Section 3.1.1 of the Site Plan Review Regulations.
- #2) Any outstanding fees shall be paid to the Town.
- #3) Prior to obtaining Board signature, the Applicant shall submit three (3) 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 three (3) 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.

Phase II: If all of the precedent conditions are not met within 24 calendar months to the day, May 2, 2025, the Board's approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

Conditions Precedent

- #1) Copy of state approval for kitchen.
- #2) First fifty feet (50FT) off Young Road into the driveway to be paved per Town standards.

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) Any changes to the site used for the operation of the business will require reapplication and review by the Planning Board. Future changes outside of this approval will need to have an engineering site plan set.

I wish you the best of luck with your project. If you have any questions or concerns, please don't hesitate to contact me.

Sincerely,

Vanessa Price

Vanessa Price
Town Planner

cc: File