



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

NOTICE OF DECISION

Date of Application: January 18, 2023
 Date Decision Issued: February 7, 2023
 Case File #: 238-8-V-23-SR

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As builts 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>			
RE 238-8-V-23-SR: Request by applicant for Major Site Plan Review to allow 1,648 SF commercial/retail in an existing building with parking. The location is at 565 Franklin Pierce Highway on a 2.10-acre lot in the Village Zoning District.			
Owner: George Tsoukalas PO Box 684 Barrington, NH 03825 Applicant: Scott Cole Beals Associates 70 Portsmouth Avenue Stratham, NH 03885			

Dear applicant:

This is to inform you that the Barrington Planning Board at its February 7, 2023, 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, February 7, 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) Correct the following plan notes to address Site Plan Regulations:
- a) Section 3.2.10 (4) Zoning designation of subject parcel to be added on existing conditions page.
 - b) Section 3.2.10(5) Minimum lot area, frontage & setbacks dimensions required for districts to be added onto the existing conditions plan.
 - c) Section 3.2.10(6) Add the existing and proposed use of the site in the plan notes. They should be under the note page on Sheet 2.
 - d) Section 3.3 (5) Add to all plan sheets: the zoning of all abutting landowners.
 - e) Section 3.3 (6) Existing streets, please add status noted or labeled and the ROW dimensioned on all plan sheets.
- #2) Add the following plan notes:
- a) At the February 7, 2022, Planning Board Meeting, the Board approved a waivers for:
 - i) The requirement for a full traffic impact analysis per Section 4.14 of the Site Plan Review Regulations.
 - ii) The requirement for outdoor lighting for the minimum lighting threshold to allow for .3CF where .6CF is the minimum per the Outdoor Lighting Design Standards Section 4.12, Table 8 of the Site Plan Review Regulations.
 - iii) The requirement for a drawing of all relevant building elevations showing the fixtures, the portions of the walls to be illuminated, the luminance levels of the walls, and the aiming points for any remote light fixtures per the Illumination Plans in Section 3.8.5 of the Site Plan Review Regulations.
- #3) Add the following to the Plan:
- i. Approved list of uses permitted on site:
 - a. Arts & Crafts establishments
 - b. Art Studio
 - c. Bank and ATM
 - d. Business support services
 - e. Business & professional office
 - f. Commercial recreational facility
 - g. Conference center

- h. Distillery/brewery with retail
 - i. Drug Store
 - j. Grocery Store
 - k. Hardware store
 - l. Health care facility
 - m. Health club
 - n. Inn
 - o. Landscape Nursery/Greenhouses
 - p. Medical/Dental Clinic
 - q. Packaging and delivery services
 - r. Professional service establishment
 - s. Publishing and printing
 - t. Restaurant
 - u. Retail
 - v. Social of fraternal organization
 - w. Veterinary office/clinic
- ii. NHDOT Driveway Access Permit Approval Number.
 - iii. NHDES Septic Approval Number.
 - iv. Owner Signature(s).
 - v. Professional Surveyor Signature.
- #3) NHDOT traffic analysis (if required by NHDOT) to be submitted to Land Use office prior to Planning Board Chair signature on final plans.
 - #4) Address all plan comments from letter dated January 30, 2023, letter from the Town Planner.
 - #5) Any outstanding fees shall be paid to the Town.
 - #6) 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.

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) The applicants engineer shall certify in writing the improvements have been constructed as approved prior to the issuance of a certificate of occupancy.
- #3) 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