



Planning & Land Use Department
 Town of Barrington
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 Barrington, NH 03825
 603.664.0195
VPrice@barrington.nh.gov

Date of Application: September 12, 2023
 Date Decision Issued: November 7, 2023
 Case File #: 238-50-TC-23-SR

NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</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: 238-50-TC-23-SR: Request by applicant for a Minor Site Plan Review to install two 48-panel trackers with a waiver on a 3.01-acre site (Map 238, Lot 50). The location is 606 Franklin Pierce Highway in the Town Center Zoning District.			
Owner/Applicant: Greg Bolton 606 FPH, LLC PO BOX 57 Barrington, NH 03825			

Dear applicant:

This is to inform you that the Barrington Planning Board at its November 7, 2023, meeting **CONDITIONALLY APPROVED** your application referenced above.

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.

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, November 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. Add the following to the plan notes:
 - a. At the October 17, 2023, Planning Board Meeting, the Board approved a waiver for:
 - i. The requirement for Site Plan specifications per Section 3.1 of the Site Plan Review Regulations.
 - b. Reference the location of the manmade or natural features to protect the panels from vehicular traffic and/or parking.
2. Add the following to the Plan:
 - a. The location of the manmade or natural features to protect the panels from vehicular traffic and/or parking.
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.

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) In order to protect both the solar panels, the owner may install man made or natural features to protect the panels from vehicular traffic and/or parking.

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