



## Planning & Land Use Department

Town of Barrington

PO Box 660

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Barrington, NH 03825

603.664.0330

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## NOTICE OF DECISION

[Office use only]	Date certified:	As built received:	Surety returned
<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><b>Proposal Identification: 249-32 &amp; 250-133-NR-19-SR</b> (owner DWSX2 Holdings, LLC) Request by applicant Derek Small from Wildlife Encounters for a site review for an Educational Institution with gravel access and parking area/proposed barn and greenhouse/detention basin on a 77 acre lot located on (Map 249, Lot 32 &amp; Map 250, Lot 133) 270 Beauty Hill Road in the Neighborhood Residential Zoning District. By Tobin Farwell; Farwell Engineering Services, LLC; 265 Wadleigh Falls Road; Lee NH 03861</p>			

<p>Owner: DWSX2 Holdings, LLC 270 Beauty Hill Road Barrington, NH 03825</p> <p>Applicant: Derek Small Wildlife Encounters 270 Beauty Hill Road Barrington, NH 03825</p> <p>Professional: Tobin Farwell, PE Farwell Engineering Services, LLC 265 Wadleigh Falls Road Lee, NH 03861</p>	<p>Dated: May 27, 2020</p>
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**Dear applicant:**

This is to inform you that the Barrington Planning Board at its May 19, 2020 your meeting **Conditionally Approved** your application referenced above, and hereby modifies that approval per your request at Barrington Planning Board at its May 19, 2020 meeting.

**3.4 Conditional Use Permit.**

Was granted February 18, 2020

Waivers Granted for:

Site Review Regulation: 3.3(1) Boundary Survey of entire lot.

Site Review Regulation: 4.9.8 Parking Lot Lighting.

Site Review Regulation: 4.7.7(1) Minimum allowable diameter in any storm drain system shall be 15".

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 of the precedent conditions are not met within one year to the day, by XXXX, 2020, the Boards 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) Remove note 7 from cover sheet

b) Add Septic Permit Number

c) Add Wetland Permit Number

d) Cut sheet for parking lot lighting

e) **Phase 1:** Use existing parking, conduct virtual learning from farmhouse, create nature trails and use back of property as education spaces and granted before plans are signed.

**Phase 2:** Complete barn for certificate of occupancy for use for animals and limited 20 participants use, Plans must be signed by Chair.

**Phase 2B:** Completion of bathroom with sewage treatment system and fence for Griffins installed.

**Phase 3:** Driveway, Parking lot and approved storm water system and reviewed by engineer for 60 participants.

**Phase 4:** Education Building.

f) Any further expansion of the scope of operation will require review by the Planning Board.

g) Add waivers to cover sheet

#2) Any outstanding fees shall be paid to the Town

3) Prior to obtaining Board signature, the Applicant shall submit three (3) complete paper print plan sets and supporting documents as required in Article 3 with a letter explaining how the Applicant addressed the conditions of approval. This shall include final and complete reports for all items submitted during review for the Town of Barrington's file. The chairman shall endorse three copies of the approved plan(s) meeting the conditions of approval upon receipt of an executed bond for all improvements, excluding buildings. The Town shall retain a signed and approved reproducible 11" X 17", and PDF format with supporting documents for Town records.

### **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 road, storm drains, and improvements indicted on the site plan. RSA 674:39

2) Each phase will require a Certificate of Occupancy/Use.

The engineer shall certify the improvements have been installed as designed prior to the issuance of a Certificate of Occupancy/Use for Phase 3.

(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,

John Huckins  
Zoning Administrator

cc: File