



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

Date of Application: August 15, 2023  
 Date Decision Issued: February 6, 2024  
 Case File #: 253-14-GR&SDAO-23-SR

## NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built 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>			
<b>Re: Request by applicant for a Major Site Plan Review for Six Multi-family units with waivers and 3.4 Conditional Use Permit on 49 Winkley Pond Road (Map 253, Lot 14) a 13.47-acre lot, in the Stratified Drift Aquifer Overlay and the General Residential Zoning District.</b>			
<b>Owner:</b> Hambone, LLC 242 Central Avenue Dover, NH 03820  <b>Applicant:</b> Christopher Berry Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825			

**Dear applicant:**

This is to inform you that the Barrington Planning Board at its February 6, 2024, 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 of the precedent conditions are not met within 12 calendar months to the day, February 6, 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. Add the following plan notes:
  - a) At the September 5, 2023, Planning Board Meeting, the Board approved the following waivers:
    - i. Article 12, Table #1: Minimum Road Centerline Radius (Section 4.8.1).
    - ii. Article 12, Table #2: Max Grade within 100' of an Intersection (Article 4.8.1).
    - iii. Article 4.8.6 (2) Sight Distance location of the vertex of the sight triangle.
  - b) At the January 9, 2024, Planning Board Meeting, the Board approved a waiver for minimum pipe cover for pipe from CB #3 & CB #4.
  - c) At the January 9, 2024, Planning Board Meeting, the Board approved a Conditional Use Permit (CUP) for Multifamily Housing in the General Residential District.
2. Add the following to the Plan:
  - a) Owner Signature.
  - b) Wetland Scientist Signature.
  - c) Professional Surveyor Signature.
  - d) NHDES Permit Number.
3. Provide a detailed engineer's estimate of construction cost.
4. Any outstanding fees shall be paid to the Town.
5. Ownership and Maintenance of the stormwater system and driveway maintenance of the proposed Homeowner's Association to be approved by Town Attorney. The applicant is responsible for attorney fees.
6. The H.O.A will be recorded at the S.C.R.D. by the Land Use Department. The applicant is responsible for recording fees. A copy will be on file at the Town's Land Use Department.
7. Prior to obtaining Board signature, the Applicant shall submit three (3) full size paper copies of the subdivision plans, one (1) 11' x 17' copy and .pdf/a format file format with supporting documents, with a letter explaining how the applicant addressed the conditions of approval to the Town's Land Use Department.

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 subdivision 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 has commenced upon a site, plans that are approved and signed by the Board shall expire two years from the date the plan is signed. 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. Expired plans must be submitted to the Board for review to ensure

compliance with these and all other town ordinances and regulations via the normal application process.

2. Where no active and substantial work (as defined in Article 13, Definitions) has commenced upon a site, plans that are approved and signed by the Board shall expire two (2) years from the date the plan is signed (NH RSA 674:39(2)). 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 insure compliance with these and all other town ordinances and regulations.
3. Prior to construction, and before any work in the Winkley Pond Right of Way is performed, the applicant shall apply to the Selectboard for permission to work in the right of way and a bond will be required to ensure that the right of way is returned to its original condition. The developer shall provide security, in an amount to be determined by the town's engineer.
4. Prior to the start of the work, a pre-construction meeting will be held to review procedures, identify responsibilities, and discuss Town requirements. This shall occur after the Planning Board chair, or their designee, sign the plans approved by the Notice of Decision. It is the owner(s) responsibility to contact the Land Use Department to start the process of setting up a pre-construction meeting to include the Town Planner, Town Road Agent, Owner, Owner's Engineer and Town Engineer.
5. All vehicles related to construction are not to be parked on Winkley Pond Road but on the owner's property.
6. 30,000-gallon cistern installed and operational prior to framing permit.
7. Street view signage shall be 911 compliant and approved by the Town of Barrington.
8. The responsible party will conduct the inspections, complete the required maintenance, and will maintain the Inspection & Maintenance Check Lists and Logs, and will provide copies with the Annual Report to the Town of Barrington, Land Use Department by December 15th of each year and made available to NHDES upon request. Upon an ownership change, the Annual Report will include the Transfer of Ownership.
9. At the conclusion of construction, before the submittal of as-builts, the applicant's engineer, the Town Engineer, the Town Road Agent, and Town Planner will conduct a site walk to assess the road damages done by the construction for repair. Damages done during construction will be responsible for being corrected and cost borne by the applicant and their engineer.
10. The applicant's engineer shall certify in writing that the improvements have been constructed as approved prior to the issuance of a certificate of occupancy.
11. 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.

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