Planning & Land Use Department
Town of Barrington
PO Box 660
333 Calef Highway
Barrington, NH 03825
603.664.0195
barrplan@metrocast.net
barrplan@gmail.com

NOTICE OF DECISION

[Office use only	*Date certified:*	*As builts received:*	*Surety returned*
"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.			
215-1-GR-Sub (River's Peak – Tim Mason) Request by applicant for a 20 lot residential subdivision consisting of 3,050 linear feet of roadway and 12-acres of open space located on a 57 acre site located on New Bow Lake Road with access from Boulder rive (Map 215, Lot 1) in the General Residential Zoning District. By Beals Associates PLLC, Scott D. Cole; 70 Portsmouth Avenue, 3rd Floor Unit 2, Stratham, NH 03885			

Applicant: Cabernet Builders PO Box 291 Stratham, NH 03885	Dated: May 12, 2014

Dear applicant:

This is to inform you that the Barrington Planning Board at its May 6, 2014 meeting **CONDITIONALLY APPROVED** your application referenced above.

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 6 calendar months to the day, by October 7, 2014 the board's approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board. Extensions shall be granted only if there have been no amendments to the Zoning Ordinance, Subdivision Regulations, Non-residential Site Plan Regulations, or any other regulations which render the subdivision plan non-conforming, and if all other permits are still valid. It is the sole responsibility of the applicant (or

his/her agent) to ensure that these conditions are met by this deadline. We urge the applicant to carefully track his/her progress in meeting the individual conditions. See RSA 674:39 on vesting.

Conditions Precedent

1) Plan modifications. The plans are to be modified as follows:

   a) Confirm the NHDES Subdivision Approval Number is still valid
   b) Add the NHDES AOT Permit Number to the Plan
   c) Correct the Building Setback lines of lots 1,6,7,8,11,12,13,16,17, on Sheet 5 of 12 to match the lines on Sheets 1 and 2 of 12
   d) Revise the plans to show all roadside ditches be armored with riprap to prevent erosion and washouts, with the exception of the area between Sta. 27+50RT to Sta. 29+50RT
   e) Update the guardrail detail on Sheet 9 to reflect the melt-type terminal unit required by Article 12.8.7
   f) Revise the grading and layout to depict the requirements of a MELT terminal unit

2) Add the following plan notes

   a) A waiver was Granted from the Town of Barrington's Subdivision Regulations, which caps the maximum length of dead-end roads at 1000 feet through incorporation of Table 1 – "Road Design Standards"
   b) A waiver was Granted to 7.3.4(7) of the Subdivision Regulations
   c) A waiver was Granted to Subdivision Regulations Table 1 Roadway Design, to allow a 4' shoulder where 6' was required.

3) Proper and complete survey monumentation shall be installed on the properties as a condition of final approval of the application. Granite bounds shall be set at the intersection of existing and proposed lot sidelines with existing proposed streets. Iron pins (pipe or rod) are to be placed at all property line corners and angles, and at all points of tangency. Monuments for the lot being developed shall be placed not more than 300 feet apart in any straight line. The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the submitted plan. *(Bounds along the proposed roadway may be installed after installation of roadway)*

4) The applicant shall submit proposed revised Homeowner's Association Documents, addressing road maintenance, drainage, and open space. These documents shall be reviewed by the Land Use Office, with consultation by the Town Attorney on the proper form of the documents.

5) The amount and type of the performance guarantee must be set under advice from the Town Engineer prior to the final approval of the plans.

6) Any outstanding fees shall be paid to the Town

7) The applicant proposes to excavate on-site gravel for use in road construction and other on-site development. Provide a reclamation plan of the disturbed area for review by the Town's Engineer.

8) Provide a check print for review by the Towns Engineer for compliance with conditions of approval.

9) The applicant shall submit three (3) complete plan sets, one 11"X17" paper copy, a PDF and supporting documents 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.

General and Subsequent Conditions

1) The developer shall post such guarantee with the Town prior to the issuance of any building permits for the site. The guarantee shall cover the estimated cost of constructing and installing all site improvements and temporary mitigation mechanisms, including but not limited to: street work (both public and private roads); drainage facilities; erosion and sedimentation control mechanisms; other transportation related facilities; landscaping; fire protection; and other utilities. *See 8.3.1(1) of the Town of Barrington Subdivision Regulations*

2) The applicant will sign an agreement for on-site inspections and provide an escrow amount to be determined by the Board's Agent after consultation with the Town's Engineer, for inspections to occur on-site during construction of site improvements.

3) For roads proposed to be accepted by the Town, The Planning Board's Agent will not release the performance guarantee until a maintenance bond is in place. The Town will require a maintenance guarantee, covering the maintenance of public roads and other public improvements for a period of two (2) years from the date of completion, in the amount of 20% of the improvement costs. If repair or unusual maintenance is needed or additional improvements are required, then such costs as are necessary shall be drawn against the guarantee.

4) Current Use subject property or a portion of it is presently in Current Use. The applicant must provide the Town of Barrington Assessing Department a revised current use map and/or any other items needed to assure that the requirements of RSA 79-A and the New Hampshire Department of Revenue's Administrative 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,

Marcia J. Gasses

Marcia J. Gasses
Town Planner & Land Use Administrator

cc: Scott Cole, Beals Associates
File

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Waiver Request Notice of Decision

May 12, 2014

Cabernet Builders
PO Box 291
Stratham, NH 03885

Re: 215-1-GR-13-Sub (River's Peak-Tim Mason) Request by applicant for a 20 lot residential subdivision consisting of 3,050 linear feet of roadway and 12-acres of open space located on a 57 acre site located on New Bow Lake Road with access from Boulder Drive (Map 215, Lot 1) in the General Residential Zoning District. By Beals Associates PLLC, Scott D. Cole; 70 Portsmouth Avenue, 3rd Floor Unit 2 Stratham, NH 03885

Request for a waiver from application of Table 1 of the Town's Subdivision Regulations, which requires a roadway shoulder to be 6 feet wide.

Request for a waiver from application of 7.3.4(7) of the Barrington Subdivision Regulations, which states, "post development surface runoff shall be equal to pre-development run-off rates.

Dear Tim:

This is to inform you that the Barrington Planning Board at its, May 6, 2014 meeting ***Granted*** the waiver from Table 1 of the Barrington Subdivision Regulations referenced above, with a finding the granting of the waiver would not be detrimental to the public safety, health or welfare or injurious to other property and would promote the public interest. The waiver would not vary the provisions of the Barrington Zoning Ordinance, Master Plan, or Official Maps; The waiver would substantially secure the objectives, standards and requirements of the regulations; and was consistent with the prior waiver which was granted for an allowed pavement width of 24'.

The Barrington Planning Board ***Granted*** the waiver from 7.3.4(7) of the Barrington Subdivision Regulations, with a finding the granting of the waiver would not be detrimental to the public safety, health, or welfare or injurious to other property and would promote the public interest. The waiver would not vary the provisions of the Barrington Zoning Ordinance, Master Plan, or Official Maps; the waiver would substantially secure the objectives, standards, and requirements of the regulations. The Board determined that the overall rate from the site was slightly less than the predevelopment rate and consistent with the Town of Barrington Regulations.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Marcia J. Gasses

Marcia J. Gasses
Town Planner & Land Use Administrator

cc: Scott Cole, Beals Associates
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