



BARRINGTON PLANNING BOARD MEETING

NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER

77 RAMSDELL LANE

Barrington, NH 03825

Tuesday April 4, 2017

6:30 p.m.

DRAFT MEETING MINUTES

ROLL CALL

Members

Fred Nichols, Chair

James Jennison, Vice Chair

Richard Spinale

Daniel Ayer-ex-officio

Jeff Brann

Steven Diamond

Alternate Member Absent:

Andrew Knapp-ex-officio

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the March 7, 2017 Meeting Minutes.

Without objection the Board approved the March 7, 2017 meeting minutes with minor changes. The motion carried unanimously.

ACTION ITEMS

2. **238-7-TC-17-SRExpansion (Owner: George Tsoukalas-Millo's Pizza)** Request by applicant for a proposal for a building expansion of 720 s.f. and gravel parking lot expansion with 20 spaces at 575 Franklin Pierce Highway (Map 238, Lot 7) in the Town Center (TC) Zoning District. By: Stephen J. Haight, P.E./Paige D. Dickie, E.I.T; Civilworks New England; P.O. Box 1166; Dover, NH 03820.

48 Paige Dickie, E.I.T. from Civilworks New England, explained that she was representing Millo's Pizza
49 located at 575 Franklin Pierce Highway. The applicant was looking to expand and add 20 additional
50 gravel parking spaces. Paige Dickie explained that the applicant was proposing to enclose the porch area
51 and the Zoning Board of Adjustment granted a variance to allow 38.8' setback vice the 50' front setback
52 required. Paige Dickie explained that the applicant would abandoned the well on site and hookup to the
53 community well (Map 238, Lot 16.21) and there would be an updated septic system design for 120 seats
54 when the well on Map 238 Lot 16.21 became operational. Paige Dickie explained that that there would be
55 no change to the drainage and no additional landscaping. Paige Dickie explained that a wetlands scientist
56 went out and there were no wetlands, and no change to the traffic pattern, so no changes to the NHDOT
57 driveway permit.

58
59 J. Brann questioned that the septic system wasn't designed for 80 seats and how the septic system would
60 be redesigned for an additional 40 seats. J. Brann questioned that the original seating was in the 50's.

61
62 Paige Dickie explained that the original approval was for 57 seats. Paige Dickie explained that
63 calculations were done and it works for the 80 seats. Paige Dickie explained that they need 120 seats so
64 they need a new design.

65
66 R. Spinale asked if the septic system was approved for 80 seats.

67
68 Steve Haight from Civilworks New England explained that the original septic system was designed for 57
69 seats. Steve Haight explained that the septic system has a capability to support the 80 seats or more based
70 on metered readings. Steve Haight explained that by removing the well from the site and having the well
71 offsite this gave more room for the larger septic system. Steve Haight explained if the larger septic system
72 gets approved by the State, the new system would be put in when and if the old system fails.

73
74 J. Brann questioned if the new septic system would be for 120 seats not 97 seats.

75
76 Steve Haight clarified that the new septic system would be for 120 seats.

77
78 R. Spinale questioned the original approval was for 57 seats and asked if it showed on the permit approval
79 that the system could support 80 seats.

80
81 Steve Haight explained that the septic leach field was designed larger than the approval of the 57 seats.

82
83 J. Brann questioned book value basis versus what the water usage was.

84
85 Steve Haight explained what book value was to the Board.

86
87 *A motion was made by J. Brann and seconded by J. Jennison to accept the application as complete. The*
88 *motion carried unanimously.*

89
90 J. Brann asked if the data reflected the busiest time of year.

91
92 Steve Haight explained that these numbers were the busiest time of the year.

93
94 R. Spinale asked what was the State using for a number.

95
96 Steve Haight explained it was 20 gallons per seat plus 35 gallons per employee per day.

97
98 R. Spinale questioned that the employees' usage are more than the seats.

99
100 R. Spinale asked how they determine the usage.
101
102 Steve Haight explained that you don't have to use the State value and that they used the data so they came
103 up with a number.
104
105 J. Brann asked if the number of employees would increase due to the extra seats.
106
107 Steve Haight explained that the number of employees doesn't necessarily change.
108
109 J. Brann asked about the water usage per employee and customer changing.
110
111 J. Jennison asked how many seats were allowed at the original restaurant.
112
113 Steve Haight explained the original seat count was 57 seats.
114
115 J. Jennison asked if there was currently 80 seats allowed.
116
117 M. Gasses explained that as long as they meet their septic requirements, yes.
118
119 J. Jennison asked if expansion to 120 seats was approved and if meter readings supported it, could they
120 have 300 seats and add tables.
121
122 Steve Haight explained yes and no. Steve Haight explained that the reason that this has all come about
123 was because of the community well that would be located off site to service Millo's and other connection
124 to the well. Steve Haight explained that Millo's was looking for 120 seats.
125
126 J. Jennison asked who monitors the readings for future use in case of a faulty system.
127
128 Steve Haight explained that code enforcement and State control this. Steve Haight explained that Millo's
129 cannot operate with a faulty system; the State Health System would come down and check the septic
130 system.
131
132 R. Spinale asked if Millo's has so many people that could come in at one time that it would limit the
133 usage.
134
135 M. Gasses explained that the Board was approving the size of the building and Fire would control
136 occupancy.
137
138 Steve Haight explained that Millo's would have to get septic approval and that Millo's could not do the
139 addition until the well offsite was approved and operating. Steve Haight explained that they went to the
140 Zoning Board of Adjustment for the variance and the only reason Millo's went for the variance was
141 because the zoning changed. Steve Haight explained that they wanted to get the approval for the gravel
142 parking spaces and that they cannot move forward on the building permit until the well is in place and
143 operating.
144
145 F. Nichols questioned the gravel parking spaces being put in before the septic was put in.
146
147 Steve Haight explained that the gravel parking doesn't have anything to do with the septic system.
148
149 J. Brann asked where the parking spaces were compared to where the abandoned well was.

150
151 Steve Haight explained where the gravel parking was located.
152
153 S. Diamond asked about the location of the community well from the septic and the number of businesses
154 using the well.
155
156 Steve Haight explained that they have no control of the well and that it has the maximum amount for
157 Millo's. Steve Haight explained that George Calef's Fine Food also gets water from this well.
158
159 Steve Haight questioned if George Calef's Fine Food was still getting water from this well as they drilled
160 their own well. Steve Haight explained that when Millo's was approved, water was supplied to George
161 Calef's Fine Food at that time. Steve Haight explained that the connection was still there and would stay
162 whether George Calef's Fine Food uses or not.
163
164 J. Brann questioned that when the well was abandoned would it still be operational.
165
166 Steve Haight explained that it would not be operational.
167
168 J. Brann questioned if the lines would remain.
169
170 S. Diamond asked why each of the businesses doesn't have their own well.
171
172 Steve Haight explained that as far as he knows each of the businesses have their own well and the
173 convenience store gas station was looking for water as well. Steve Haight explained that George Calef's
174 Fine Foods has a well on site.
175
176 F. Nichols asked if it was a real concern from the Board on where the water comes from.
177
178 George Calef owner of the real estate of George Calef's Fine Foods explained that the well on Millo's
179 was drilled in the 60's and serviced George Calef's Fine Foods. George Calef explained that the well on
180 Millo's needed to be abandoned and a new well has been drilled to service Millo's, gas station, myself
181 and The Journey Church. George Calef explained that he chose to drill his own well. George Calef
182 explained that this started because State law requires underground fuel storage to be 500 feet away from
183 the well. George Calef explained that the current well that serviced Millo's and George Calef Fine Foods
184 was within 500 feet so would need to be abandoned. George stated that he does not receive water from the
185 Millo's well.
186
187 J. Jennison asked if he still has rights to get water from Millo's well.
188
189 George Calef explained that the State has requested the gas station to offer George Calef's Fine Foods an
190 easement in case the well for George Calef's Fine Foods gets contaminated where this well is within 500
191 feet of the tanks.
192
193 J. Jennison asked if George Calef's Fine Foods still had an agreement in place for access from Millo's for
194 water.
195
196 George Calef confirmed that this was true. George Calef explained that well and septic permits are
197 handled by the State.
198
199 R. Spinale stated that this is not a community well.
200

201 Steve Haight explained that it was a private well serving more than one business.
202
203 J. Brann stated that it was a Transient, Non-Community Water System. J. Brann stated that now Millo's
204 would be receiving their water from the non-community well.
205
206 F. Nichols asked about the additional parking being gravel vice asphalt.
207
208 Steve Haight explained that the soils in this area of town are fantastic and instead of paving the parking
209 lot has no issue with the drainage and is lower cost.
210
211 R. Spinale asked how the parking spaces would be controlled.
212
213 Steve Haight explained that there was an area for the parking spaces.
214
215 F. Nichols asked if the town had any restrictions on using gravel parking lots.
216
217 M. Gasses explained not as long as there are no more than 20 parking spaces.
218
219 F. Nichols asked if within the footage area.
220
221 Steve Haight explained that this was within the footage area.
222
223 George Calef asked if the pump house was on the plan.
224
225 Steve Haight stated that the pump house was on the plan.
226
227 George Calef asked if the pump house has been approved.
228
229 Steve Haight stated that the well has been approved.
230
231 F. Nichols for the record that George Calef stated that the pump house has not been approved.
232
233 M. Gasses explained that the plan was certified and approved. M. Gasses explained that the attorney
234 would address this at the next meeting. M. Gasses explained that Millo's could not move forward without
235 the well-being operational so it would not affect the approval.
236
237 D. Ayer explained that to get a septic permit the applicant needs a source of water within the radius. D.
238 Ayer explained that legal has not got back to the Board and the applicant knows that they cannot move
239 forward without the well and septic permits. D. Ayer explained that this had no effect on this approval.
240
241 J. Brann explained that that the expansion of the building is contingent upon the shared well becoming
242 operational.
243
244 George Calef explained that the well and pump house are on separate lots.
245
246 J. Brann questioned how the well would be operational without the pump house.
247
248 M. Gasses explained that the attorney is looking into this and should not be debated until the Board hears
249 from the attorney.
250

251 John Wallace explained that the plan stated the gravel parking area showed no changes to impervious
 252 coverage and explained that gravel is considered impervious.
 253
 254 F. Nichols asked if the Conservation Commission preferred the gravel parking lot.
 255
 256 John Wallace stated that the Conservation Commission had no problem.
 257
 258 F. Nichols closed public comment.
 259
 260 F. Nichols stated that there were no waivers.
 261
 262 R. Spinale asked if the Board approved this application does it have anything to do with the pump house.
 263 R. Spinale asked if the applicant would need to come back for pump house approval.
 264
 265 F. Nichols stated that they would need to come back before the Board for the pump house.
 266
 267 M. Gasses explained that until the Board is told something different the pump house has been approved.
 268
 269 F. Nichols stated that the Board would move forward with the understanding that the pump house has
 270 been approved unless the Board hears back from legal differently.
 271
 272 R. Spinale asked if the pump house has been approved as part of the plan.
 273
 274 M. Gasses stated that not part of this plan. M. Gasses explained that the pump house had been approved
 275 under a different application. M. Gasses explained that construction cannot begin until everything is
 276 operational so that the applicant could tie into the well.
 277
 278 F. Nichols asked M. Gasses to read the conditions precedent:
 279



Planning & Land Use Department

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NOTICE OF DECISION

280

<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>			

Proposal Identification: 238-7-TC-17-SR - Expansion (Owner: George Tsoukalas-Millo's Pizza)
Request by applicant for a proposal for a building expansion of 720 s.f. and gravel parking lot expansion with 20 spaces at 575 Franklin Pierce Highway (Map 238, Lot 7) in the Town Center (TC) Zoning District. By: Stephen J. Haight, P.E. Civilworks New England; P.O. Box 1166;Dover, NH 03820.

281

<p>Owner: George Tsoukalas Millo's Pizza & Grill P.O. Box 684 Barrington, NH 03825</p> <p>Professional: Stephen J. Haight, P.E. Civilworks New England 181 Watson Road P.O. Box 1166 Dover, NH 03820</p>	<p>Dated: xxxxxxxx, 2017</p>
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282

283 **Dear applicant:**

284 This is to inform you that the Barrington Planning Board at its XXXXXXXXXX, 2017 meeting
285 **CONDITIONALLY APPROVED** your application referenced above.

286 All of the precedent conditions below must be met by the applicant, at the expense of the applicant,
287 prior to the plans being certified by the Planning Board. Certification of the plans is required prior to
288 commencement of any site work or recording of any plans. Once these precedent conditions are met
289 and the plans are certified the approval is considered final.

290 Please Note* If all of the precedent conditions are not met within 6 calendar months to the day, by
291 XXXXXX, 2017, the Boards approval would be considered to have lapsed, unless a mutually agreeable
292 extension has been granted by the Board.

293 **Conditions Precedent**

- 294 1) Add the following plan notes
295 a) The proposed expansion of the building is contingent upon the shared well on Map 238
296 Lot 16.21 becoming operational
- 297 2) Revise the following plan notes
- 298 a) Revise the note on page 5 to say "two Handicap Spaces
299 b) Revise note #10 to say "Planning Board Designee" instead of "City Engineer"
- 300 3) Make the following plan revisions

- 301 a) Add monuments found
- 302 4) Add the wetlands scientist stamp and signature to the final plan.
- 303 5) Add the owners signature to the final plan.
- 304
- 305 #4) Any outstanding fees shall be paid to the Town.
- 306 5) Prior to obtaining Board signature, the Applicant shall submit three(3) complete paper print plan
- 307 sets and supporting documents as required in Article 3 with a letter explaining how the Applicant
- 308 addressed the conditions of approval. This shall include final and complete reports for all items
- 309 submitted during review for the Town of Barrington's file. The Chairman shall endorse three copies of
- 310 the approved plan(s) meeting the conditions of approval. The Town shall retain a signed and approved
- 311 reproducible 11"X17", and PDF format with supporting documents for Town records.

312 **General and Subsequent Conditions**

- 313 1) The proposed expansion of the building cannot occur until the well on Map 238 Lot 16.21
- 314 is operational.
- 315
- 316 2) The applicant will provide a copy of the NHDES revised septic approval prior to
- 317 Issuance of a building permit.
- 318 #3) Where no active and substantial work, required under this approval has commenced upon the
- 319 site within two years from the date the plan is signed, this approval shall expire. An extension, not to
- 320 exceed one year, may be granted, by majority vote of the Board so long as it is applied for at least thirty
- 321 days prior to the expiration date. The Board may grant only one such extension for any proposed site
- 322 plan. All other plans must be submitted to the Board for review to ensure compliance with these and
- 323 other Town ordinances. Active and substantial work is defined in this section as being the expenditure
- 324 of at least 25% of the infrastructure improvements required under this approval. Infrastructure shall
- 325 mean in this instance, the construction of roads, storm drains, and improvements indicated on the site
- 326 plan. RSA 674:39

327 (Note: in both sections above, the numbered condition marked with a # and all conditions below the #

328 are standard conditions on all or most applications of this type).

329 I wish you the best of luck with your project. If you have any questions or concerns, please feel free to

330 contact me.

331

332 Sincerely,

333 Marcia J. Gasses

334 Town Planner & Land Use Administrator

335 cc: File

336

337 *A motion was made by J. Jennison and seconded by D. Ayer to approve the application with the*

338 *conditions as read by the planned. The motion carried a 5/0 vote one abstained...*

339 *Spinale-Yay*

340 *Brann-Yay*

341 *Ayer-Yay*

342 *Nichols-Yay*

343 *Jennison-Yay*

344 *Diamond-Abstained*

345 3. [249-32-NR-17-\(3\)Sub \(Owner: Peter Cook\)](#) Request by applicant for a 3 lot Subdivision and
346 waivers from specific plan information and proposed site conditions on remaining site on a 80 acre
347 site at 270 Beauty Hill Road (Map 249, Lot 32) in the Neighborhood Residential Zoning District. By
348 Joel D. Runnals, LLS, Norway Plains Associates, Inc.; PO Box 249; Rochester, NH 03866-0249.

349

350 M. Gasses and R. Spinale recused from this application.

351

352 John Huckins, Code Enforcement would be filling in for M. Gasses, Town Planner.

353

354 F. Nichols gave a brief description of the application.

355

356 Joel Runnals from Norway Plains Associates, Inc. was representing applicant Peter Cook. Joel
357 Runnals explained that the applicant would like to create two new lots a little over 2 acres each and leave
358 the remaining acreage with the farm house of 75 + acres. Joel Runnals explained that subdivision
359 approval was received from the State. Joel Runnals explained that the topographic plan shows where the
360 test pits are shown on the plan for both lots. Joel Runnals explained that the plan also shows the existing
361 well and septic location of the farm house. The plan shows the location of the 2 proposed wells locations.
362 Joel Runnals explained that all corners are staked. Joel Runnals explained that they have several waivers
363 to go over.

364

365 F. Nichols asked to show location of the farm house and asked if this was part of the subdivision.

366

367 Joel Runnals explained that 2 lots would be subdivided off the farm house lot. Joel Runnals explained that
368 75 acres would be the remaining lot with the farm house. Joel Runnals explained that the highway
369 department has verified site distance for driveways for both lots and the 50' access.

370

371 F. Nichols asked about what the space between the two proposed lots was.

372

373 Joel Runnals explained that this was a piece of land for access to the 75 acres.

374

375 J. Brann questioned the piece of land for future development.

376

377 J. Huckins explained that this piece of land could be for future development or shared driveways.

378

379 J. Brann asked if this was all uplands and no wetlands.

380

381 Joel Runnals explained that David Allain wetlands scientist had inspected the areas that have contours
382 shown and they consist of all uplands.

383

384 D. Ayer explained that the Conservation Commission had no concerns with this subdivision.

385

386 S. Diamond asked about wetlands.

387

388 J. Brann explained that the wetlands are not within the lots.

389

390 J. Jennison asked about the well radius going into the road. Was this normal-?

391

392 Joel Runnals explained that this was.

393

394 S. Diamond asked what the date of the test pits were done.

395

396 Joel Runnals explained that the test pits were done in December.

397

398 F. Nichols addressed the waivers as follows:

399

400 **Requested Waivers:**

401 **1. 5.3.1(4)** Revision block

402 *A motion was made by J. Brann and seconded by S. Diamond to deny the waiver based on no undue*
403 *burden. The motion carried unanimously.*

404 **2. 5.3.1(5)** Surveyed property lines... of the entire parcel.

405 *A motion was made by D. Ayer and seconded by J. Jennison to approve the waiver not granting the*
406 *waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be*
407 *contrary to the spirit and intent of the regulations. The motion carried unanimously.*

408 **3. 5.3.1(8)** The estimated location and uses of all existing structures... on the site and within 100' of the
409 site.

410 *A motion was made by J. Brann and seconded by D. Ayer to approve the waiver based on to show*
411 *structures that are in the area being developed and not on the remaining 75 acres or on the abutting lots*
412 *because not granting the waiver would pose an unnecessary hardship to the applicant and granting the*
413 *waiver would not be contrary to the spirit and intent of the regulations. The motion carried unanimously.*

414 **4. 5.3.1(9)** Natural features...

415 **5. 5.3.1(10)** Man-made features ...

416 *A motion was made by J. Jennison and J. Brann to approve the waiver based on to show structures that*
417 *are in the area being developed and not on the remaining 75 acres or on the abutting lots because not*
418 *granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would*
419 *not be contrary to the spirit and intent of the regulations. Vote 4/1*

420 *Brann-Yay*

421 *Ayer-Yay*

422 *Nichols-Yay*

423 *Jennison-Yay*

424 *Diamond-Nay*

425

426 **6. 5.3.1(11)** The size and location of all existing public and private utilities...

427 *A motion was made by J. Brann and seconded by D. Ayer to approve the waiver without adding the*
428 *additional lines to the plan because not granting the waiver would pose an unnecessary hardship to the*
429 *applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The*
430 *motion carried unanimously.*

431 **7. 5.3.2(16) Monuments**

432 *A motion was made by J. Brann and seconded by D. Ayer to approve the waiver only on the two new lots*
433 *to be monumented with re-bar or drill holes because not granting the waiver would pose an unnecessary*
434 *hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the*
435 *regulations. The motion carried unanimously.*

436 **8. 5.3.1(6) Existing grades and topographic contour on entire site**

437 *A motion was made by D. Ayer and seconded by J. Jennison to grant the waiver to not require existing*
438 *grades and topographic contour for the balance of land because not granting the waiver would pose an*
439 *unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and*
440 *intent of the regulations. Vote 4/1*

- 441 *Brann-Yay*
- 442 *Ayer-Yay*
- 443 *Nichols-Yay*
- 444 *Jennison-Yay*
- 445 *Diamond-abstained*

447 *A motion was made by D. Ayer and seconded by J. Brann to accept the application as complete. Vote 4/1*

- 448 *Brann-Yay*
- 449 *Ayer-Yay*
- 450 *Nichols-Yay*
- 451 *Jennison-Yay*
- 452 *Diamond-Nay*

454 F. Nichols opened public comment.

455
456 F. Nichols closed public comment.

457
458 John Huckins read conditions precedents:

459



Planning & Land Use Department

Town of Barrington

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barrplan@gmail.com

NOTICE OF DECISION

460

[Office use only]	Date certified:	As builts received: n/a	Surety returned n/a

"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.

Proposal Identification: 249-32-NR-17-(3)Sub (Owner: Peter Cook) Request by applicant for a 3 lot Subdivision and waivers from specific plan information and proposed site conditions on remaining site on a 80 acre site at 270 Beauty Hill Road (Map 249, Lot 32) in the Neighborhood Residential Zoning District. * By: Joel D. Runnals, LLS, Norway Plains Associates, Inc.;PO Box 249; Rochester, NH 03866-0249

461

Applicant:
Peter Cook
270 Beauty Hill Road
Barrington, NH 03825

Dated: April 11, 2017

Professional:
Joel D Runnals, LLS
Norway Plains Associates, Inc.
PO Box 249
Rochester, NH 03866-0249

462

463 **Dear applicant:**

464

465 This is to inform you that the Barrington Planning Board at its April 4, 2017 meeting **CONDITIONALLY**
466 **APPROVED** your application referenced above.

467

468 All of the precedent conditions below must be met by the applicant, at the expense of the applicant,
469 prior to the plans being certified by the Planning Board. Certification of the plans is required prior to
470 commencement of any site work or recording of any plans. Once these precedent conditions are met
471 and the plans are certified the approval is considered final.

472 Please Note* If all of the precedent conditions are not met within 6 calendar months to the day, by
473 October 3, 2017, the Boards approval will be considered to have lapsed, unless a mutually agreeable
474 extension has been granted by the Board. *Reference 8.2.3 of the Town of Barrington Subdivision*
475 *Regulations*

476 **Conditions Precedent**

- 477 1) a) Add the owner's signature to the final plan
478 b) Add the wetland scientist stamp & signature to the final plan
479 c) Add State Subdivision Approval Number to the Plan
480 2) Add the following plan notes

- 481 a) "Future construction or soil disturbance of Map 249 Lot 32 will require wetland
482 delineation of the affected area prior to the disturbance or issuance of any permits
483 b) As part of this application a waiver was granted to 5.3.1(5) Surveyed property
484 lines...of entire parcel.
- 485 c) As part of this application a waiver was granted to 5.3.1(6) Existing grades and topographic
486 contours on entire site.
- 487 d) As part of this application a waiver was granted to 5.3.1(8). The estimated location and uses
488 of all existing structures...on the site and within 100' of the site.
- 489 e) As part of this application a waiver was granted to 5.3.1(9) Natural features including
490 wetlands of entire site.
- 491 f) As part of this application a waiver was granted to 5.3.1(10) Man-made features on entire site.
- 492 g) As part of this application a waiver was granted to 5.3.2(16) Monuments on all proposed
493 corners.
- 494
- 495 3) Proper and complete survey monumentation shall be installed on the properties as a
496 condition to final approval of the application. Granite bounds shall be set at the intersection
497 of existing or proposed lot sidelines with existing proposed streets. Iron pins (pipe or rod)
498 are to be placed at all property line corners and angles, and all points of curvature and
499 points of tangency. Monuments for the lot being developed shall be placed not more than
500 300 feet apart in any straight line. The applicant's surveyor shall certify in writing that the
501 bounds and pins have been installed according to the submitted plan. (*Reference 8.8 of*
502 *the Town of Barrington Subdivision Regulations*)
- 503 4) Any outstanding fees shall be paid to the Town
- 504 5) Final Drawings (a) five sets of black line (b) plus one set of 11"X17" final approved plans
505 (c) one electronic version by pdf or CD must be on file with the Town. Each individual sheet
506 in every set of drawings must be stamped and signed by the land surveyor, engineer, or
507 architect responsible for the plans. Note. If there are significant changes to be made to
508 the plans, as specified above, one full size check print must be sent to the Land Use Office
509 for review prior to producing these final drawings.

510

511 **General and Subsequent Conditions**

- 512 1) Current Use subject property or a portion of it is presently in Current Use. The applicant must
513 provide the Town of Barrington Assessing Department current use map and/or other items
514 needed to assure requirements of RSA-79A and the New Hampshire Department of Revenue
515 Administrations Rules are satisfied.

516 I wish you the best of luck with your project. If you have any questions or concerns, please feel free to
517 contact me.

518 Sincerely,

519 John Huckins

520 Zoning Administrator

521 cc: File

522 *A motion was made by J. Jennison and seconded by J. Brann to accept the 3 lot subdivision.*

523 *Vote 4/0 1 abstained.*

524 *Brann-Yay*

525 *Ayer-Yay*

526 *Nichols-Yay*

527 *Jennison-Yay*

528 *Diamond-Abstained*

529

530 **COMMUNICATIONS RECEIVED**

531

532 **4.** Timeline received from The Three Socios-no discussion

533

534 **REPORTS FROM OTHER COMMITTEES**

535

536

537 **UNFINISHED BUSINESS**

538

539 **5.** Discussion of Rules of Procedures

540

541 Board had discussion on Rules of Procedures and F. Nichols will bring copy of all the changes for the
542 April 18, 2017 work-shop.

543

544 **OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD**

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547 **SETTING OF DATE, TIME AND PLACE OF NEXT MEETING AND ADJOURNMENT**

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549 Next meeting would be April 18, 2017 6:30 p.m. Early Childhood Learning Center

550 Meeting was adjourned at 9:15 p.m.

551 Respectfully submitted,

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553 Barbara Irvine