Planning & Land Use Department
Town of Barrington
PO Box 660
333 Calef Highway
Barrington, NH 03825
603.664.0195
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NOTICE OF DECISION

[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: 113-6 & 249-2-GR-15-LL (Thomas & Ester French & Carl J. Bodge) Request by applicant for a Lot Line Adjustment to relocate the lot line so that Map 113, Lot 6 will add 1 acre to the now 1.29 acre lot from Map 249, Lot 2 a 64.90 acre lot and a waiver from Article 5.3.1(6) topography and 5.3.1(9) wetlands on the entire site, located at 250 & 508 Beauty Hill Road in the General Residential Zoning District. By: Thomas D. Brouillette, LLS, T.D. Brouillette, T.D. Brouillette, Land Surveying; 39 Park Street; Exeter, NH 03833			

Applicant:	Dated: September 10, 2015
Thomas & Esther French 250 Beauty Hill Road Barrington, NH 03825 Carl J. Bodge, Revocable Trust 508 Beauty Hill Road Barrington, NH 03825	

Dear applicant:

This is to inform you that the Barrington Planning Board at its September 1, 2015 meeting **CONDITIONALLY APPROVED** your application referenced above.

Waivers were granted from:

Article 5.3.1(6) Topography
Article 5.3.1(9) Wetlands Delineation on the entire parcel of 249-2 provided wetland delineation is provided for 113-6, the portion of 249-2 being conveyed to 113-6 and 50 feet beyond the conveyance of 249-2.

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 March 1, 2016**, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board. *Reference 8.23 of the Town of Barrington Subdivision Regulations*

Conditions Precedent

1) a) Add the owners signature to the final plan
   b) Add the wetland scientist stamp & signature to the final plan

2) Add a note to plan stating no wetlands exist.

3) The final plan must meet the recording requirements of the Strafford County Registry of Deeds

4) Add revision block for amendment dates

5) Provide approval block as provided in 5.3.1(4)

6) List the minimum lot area, frontage & setback dimensions for the district

7) Label Beauty Hill road Class V

8) Show the existing well and septic on lot 113-6

9) The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the plans.

10) Revise 113-8 to read 113-6 on the 20' wide right of way

#11 Any outstanding fees shall be paid to the Town.

12) For lot line adjustments the applicant shall submit to the Land Use Office a copy of the signed and notarized deed which will effect the conveyance of the subject property before the plat is certified by the Planning Board. Once the plat is certified the deed must be recorded simultaneously with the plat. For Lot Line Adjustments where the property is in the same ownership corrective deeds incorporating the adjustment must be provided.

13) Final drawings. (a) five sets of large black line plus (c) one set of 11"x17" final approved plans plus (d) one electronic version by pdf or CD must be on file with the Town. Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the plans. If there are significant changes to be made to the plans, as specified above, one full size paper

check print must be sent to the Planning Department for review prior to producing these final drawings.

(Note: in the section 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,

Marcia J. Gasses
Town Planner & Land Use Administrator

cc: Thomas D. Brouillette, LLS
File