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: 115- 48 & 50-GR-14-LL (Kevin Roy & Carrie Vaich) Request by applicant to revise the lot line between Lot 48 & 50 by adding 18,559 s.f. to Lot 48 from Lot 50 located at 39 & 50 Knowles Drive in the General Residential (GR) Zoning District. A variance was granted July 16, 2014 by the Town of Barrington Zoning Board of Adjustment to allow Lot 50 to be reduced from 57,462 s.f. to 38,904 s.f. By: Kenneth A. Berry, P.E. LLS, CPESC; Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825

Applicant: Kevin D. Roy Carrie Vaich 39 Knowles Drive Barrington, NH 03825	Dated: 10/16/2014

Dear applicant:

This is to inform you that the Barrington Planning Board at its October 7, 2014 meeting **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 March 10, 2015**, 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) The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the plans.

3) Provide the Land Use Office with revised easement language for Knowles Drive to be review by the Town Attorney.

4) Dimension the easement across Lot 48 to Lot 49

5) Any outstanding fees shall be paid to the Town

6) 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.

7) Final drawings. (a) three 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. (The applicant need only submit additional black line sets of drawings or individual sheets, as needed, to make three complete sets consult the Planning Department.) Note. 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.

Conditions Subsequent

1) The easement for Knowles Drive shall be recorded simultaneously with the plat and deeds.

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: Kenneth Berry, Berry Surveying & Engineering
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