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: 219-43-GR-Sub (Owners: Abigail Mathes Pitou) Request by applicant for a Three Lot Subdivision and Waivers from Article 5.3.1(6) Existing Grades & 5.3.1 (5) Surveyed Property Lines of entire site on a 88.7 acre site on Seavey Bridge Road (Map, 219, Lot 43) in the General Residential (GR) Zoning District. (Revised to a Two Lot Subdivision) By: Daniel O'Lone, Berry Surveying & Engineering; 335 Second Crown Point Road, Barrington, NH 03825 ***(Application was revised to a 2-lot subdivision)***			

Owner: Abigail Mathes Pitou 5501 N. Lillehammer Lane #4312 Park City, UT 84098 Applicant (Contact): Daniel O'Lone Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825	Dated: 5/5/2016

Dear applicant:

This is to inform you that the Barrington Planning Board at its May 5, 2016 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 **November 1, 2016**, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board. *Reference 8.2.3 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
   c) Add the State Subdivision Approval # to the plan

2) Revise the following plan notes
   a) Note #9 on page 3 to read "No driveway will enter from Seavey Bridge Road without approval of the Town of Barrington Planning Board and Barrington Road Agent.

3) Add the following plan notes:
   a) No driveway will be greater than a 10% grade at any point
   b) This lot shall count towards any future subdivision of Map 219 Lot 43 for purposes of a requirement for a cistern by the Barrington Fire Department.

4) List waivers granted
   a) Article 5.3.1(6) Existing Grades – two foot contour intervals shown over all subject parcels
   b) Article 5.3.1(5) Survey of entire property boundary
   c) Article 5.3.1(9) Existing natural features, including wetlands on the entire parcel

5)# Proper and complete survey monumentation shall be installed on the properties as a condition to final approval of the application. Granite bounds shall be set at the intersection of existing or proposed lot sidelines with existing proposed streets. Iron pins (pipe or rod) are to be placed at all property line corners and angles, and all points of curvature and 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. *(Reference 8.8 of the Town of Barrington Subdivision Regulations)*

6) Any outstanding fees shall be paid to the Town

7) Final Drawings (a) five sets of black line (b) plus one set of 11"X17" final approved plans (c) 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. Note. If there are significant changes to be made to the plans, as specified above, one full size check print must be sent to the Land Use Office for review prior to producing these final drawings.

General and Subsequent Conditions

1)# 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.

(Note: in both sections 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

Marcia J. Gasses
Town Planner & Land Use Administrator

cc: Daniele O'Lone, Berry Surveying & Engineering
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