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: 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: 226-50-18 & 19-NR-14-LL (Johnathan Brasseur & Stephen & Michelle Halla) Request by applicant to adjust the boundary line between lots 18 & 19 for equal exchange of land and a waiver for checklist items located on 34 & 36 Coachman Drive (Map 226, Lots 50-18 & 50-19) in the Neighborhood Residential (NR) Zoning District. By: Chris Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825			

Applicant:	Dated: 6/11/2014
Johnathan Brasseur 34 Coachman Drive Barrington, NH 03825 Stephen & Michele Halla 36 Coachman Drive Barrington, NH 03825	

Dear applicant:

This is to inform you that the Barrington Planning Board at its June 3, 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 90 days, **by September 1, 2014**, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

Conditions Precedent

1) a) Add the owners 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) Add the following plan notes:
   a) Waivers were granted from plan check list requirements, 24b, 25 a-c, 27, 31

4) Any outstanding fees shall be paid to the Town

5) 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 Chair. Once the plat is certified the deed must be recorded simultaneously with the plat.

6) 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.

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: Christopher, Berry Surveying & Engineering
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