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:

1. **257-23-GR-16-Sub (3)-(Owners: Jack & Pamela Bingham)** Request by applicant for a proposal for a 3 lot subdivision lot 1 will be 2.38 acre lot, lot 2 will be 1.85 acre lot which will leave 48.27 acres of the remaining land on Merry Hill Road (Map 257, Lot 23) in the General Residential (GR) Zoning District. By: Chris Berry; Berry Surveying & Engineering, 335 Second Crown Point Road, Barrington, NH 03825.

Owner: John R. & Pamela P. Bingham PO Box 738 Barrington, NH 03825	Dated: March 8, 2016

Dear applicant:

This is to inform you that the Barrington Planning Board at its March 1, 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 September 6, 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 the following plan notes:
   a) Add the State Subdivision Approval number to the plan
   b) Driveways must conform to Article 12.3.2 of the Barrington Subdivision Regulations
   c) Fire Chief must approve of driveway access to rear lot.

3) Make the following note revisions:
   a) Revise 50' Wetland "Setback" to Buffer
   b) Revise 100' Prime Wetland "Setback" to Buffer

4) Make the following plan revisions:
   a) Correct abutter of Map 257 Lot 22

5) Show clear sight distance for shared driveway entrance

6) Realign driveway to share both parcels at the street frontage

7) Provide easement language for review by the Town Attorney

#8) Any outstanding fees shall be paid to the Town

9) 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)*

10) Final Drawings (a) five sets of large 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) Other permits. It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals, which may be required as, part of this project. Contact the Town of Barrington Code Enforcement Department at 664-5183 regarding building permits.

(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: Christopher Berry, Berry Surveying & Engineering
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