Planning & Land Use Department
Town of Barrington
PO Box 660
333 Calef Highway
Barrington, NH 03825
603.664.0195
barrplan@metrocast.net
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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: 261-3-3.1-GR-16-(2)-Sub (Owners: Michael & Donna Groover) Request by applicant for a proposal to subdivide into 2 lots one lot being 3.52 acre site with an existing house, well and approved septic from the mid 70's and lot two will be 1.83 acres with a drilled well and approved septic and a waiver from Article 8.8 Granite Monumentation on 455 Hall Road and Sherborne Road (Map 261, Lot 3) in the General Residential (GR) Zoning District

Owner/ Applicant: Michael & Donna Groover 455 Hall Road Barrington, NH 03825 Professional: David W. Vincent, LLS Land Surveying Services PO Box 1622 Dover, NH 03821-1622	Dated: 5/5/2016

Dear applicant:

This is to inform you that the Barrington Planning Board at its May 3, 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

2) Add the following plan revisions to the plans
   a) Show potential driveway location with 200' of clear sight distance.

3) Add the following plan notes:
   a) The driveway for lot 3-1, must comply with Article 12.3.2 of the Subdivision Regulations
   b) Waiver granted from Article 8.8 Granite Monumentation

4)# 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)*

5) Any outstanding fees shall be paid to the Town

6) 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.

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: David Vincent, LLS
File