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: 112-1&3-GR/HCO-15-LL(David M. & Lisa E. Holt) Request by applicant for a Lot Line Adjustment to relocate the common lot line between Lot 1 and 3 in order to make lot 3 a conforming lot and remove the lot line passing through the existing dwelling known as 19 Cricket Lane (Map 112, Lots 1 & 3) located at 1566 Franklin Pierce Highway in the General Residential (GR) and Highway Commercial Overlay (HCO) Zoning District, By: David W. Vincent, LLS, Land Surveying Services; PO Box 7418; Rochester, NH 03839-7418			

Applicant: David M. & Lisa Holt 1566 Franklin Pierce Highway Barrington, NH 03825	Dated: August 31, 2015

Dear applicant:

This is to inform you that the Barrington Planning Board at its August 18, 2015 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 February 18, 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
c) Add the State subdivision approval to the plan

2) The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the plans.

3) Any outstanding fees shall be paid to the Town

4) 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. For Lot Line Adjustments where the property is in the same ownership corrective deeds incorporating the adjustment must be provided.

5) Final drawings. (a) five 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. 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

Marcia J. Gasses
Town Planner & Land Use Administrator

cc: David Vincent, Land Surveying Services
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