Planning & Land Use Department
Town of Barrington
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Barrington, NH 03825
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NOTICE OF DECISION

September 11, 2013

Steven & Ellen Conklin
352 Hemlock Lane
Barrington, NH 03825

Re: 124-43,44GR-13-LL (Steven & Ellen Conklin) Request by applicant to adjust the lot line between lots 43 & 44 on an 11.37 acre site located at 352 Hemlock Lane (Map 124, Lots 43 & 44) in the General Residential (GR) Zoning District. By: Raymond Bisson, Stonewall Surveying; PO Box 458; Barrington, NH 03825

Dear Steven & Ellen:

This is to inform you that the Barrington Planning Board at its September 10, 2013 meeting **APPROVED** your application referenced above.

"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.

The requested waiver was granted.

Precedent Conditions [Office use only. Date certified: _____ ROD received: _____]

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 Chair. Certification of the plans is required prior to issuance of a building permit 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 of the board's approval – by March 11, 2013 - the board's approval will be considered to have lapsed and resubmission of the application will be required. It is the sole responsibility of the applicant (or his/her agent) to ensure that these conditions are met by this deadline. We urge the applicant to carefully track his/her progress in meeting the individual conditions. See RSA 674:39 on vesting.

1) Add the owner signature to the final plan

2) Provide the Certificate of Monumentation and show monumentation on final plan.

3) Show Plan Revision Dates on the Final Plan

4) Update the locus map to reflect current E-911 road names.
   a. Wood Road is now Merry Hill Road

b. Add Hemlock La to the locus

5) 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.

6) If all of the precedent conditions are not met within 6 calendar months to the day of the board's approval by - March 11, 2014 – the board's approval will be considered to have lapsed, unless a mutually agreeable extension is granted by the Board. Extensions shall be granted only if there have been no amendments to the Zoning Ordinance, Subdivision Regulations, Non-residential Site Plan Review Regulations, or any other ordinances and regulations which would render the subdivision plan non-conforming, and if all other required permits are still valid. 11.2.4

General and Subsequent Conditions

1) The Board shall require residential subdivisions and lot line adjustment plans to be recorded with the Strafford County Registry of Deeds, once said plan is approved or approved with conditions. As provided for in RSA 676:4, I(g), the cost of said filing is considered an administrative expense and shall be borne by the applicant. The filing fee must be paid prior to recording.

2) The Planning Board granted the following waiver as part of this approval:

Article 8.3(6) Existing grades and topographic contours at intervals not exceeding two (2) feet with spot elevations where the grade is less than five percent (5%)

- The granting of the waiver will not result in a review that overlooks issues that may address impacts that are detrimental to the public safety, health, or welfare or injurious to other property.
- The waiver will not in any manner, vary the provisions of the Barrington Zoning Ordinance, Master Plan, or Official Maps.
- The submittal, upon granting of such waiver may be reviewed in such a fashion as to secure substantially the objectives, standards, and requirements of these regulations.
- A practical hardship, or unnecessary and unreasonable expense, would result from strict compliance with the foregoing submission regulations that clearly outweighs the benefit of providing the required information.
- The purposes of these regulations may be served to a greater extent by an alternative submittal, or where such submittal information is redundant and clearly unnecessary for the Board to review the application adequately.

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: Raymond Bisson, Stonewall Surveying
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