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:
216-8 & 9-GR-14-ANNEX(Ellen Dorrance & John R. Olson Trust) Request by applicant to clarify title issues of a lot line adjustment presented to, and conditionally approved by the Planning Board in 2004. The application will annex all of Lot 8 (Olson) with Lot 9 (Dorrance) located on New Bow Lake Road and Route 126 on a 34.9 total acre lot (Map 216, Lots * & 9) in the General Residential (GR) Zoning District. By: David Vincent Land Surveying Services; PO Box 7418; Rochester, NH 03839-7418

Applicant:	Dated: November 13, 2014
Ellen J. Dorrance 95 New Bow Lake Road Barrington, NH 03825 John R. Olson Revocable Trust, Cheryl O'Connell, Trustee 22 Hammond Street Rowley, MA 01969	

Dear applicant:

This is to inform you that the Barrington Planning Board at its November 4, 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 6 months to the day, **by May 5, 2015**, 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) Add the following plan notes:
   a) Waivers were granted from specific plan requirements 5.3.1(6) and 5.3.1(9)
   b) Any further construction on site would require wetland & buffer delineation of the site.

   (Please note: that the granting of the waivers above does not exempt the applicant from compliance with the Article 9.5 of the Zoning Ordinance)

3) Provide a letter from Daniel and Rebecca Butcher stating they are in agreement with the proposal. (Provided 11/4/2014)

4) Revise note 3.) to read General Residential Zoning District.

5#) Any outstanding fees shall be paid to the Town, please contact the Land Use Office for additional recording fees if any

6) For lot line adjustments and annexations 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.

7) 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. (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.

(Note: in the section 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: David W. Vincent, LLS
File