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

June 10, 2013

James & Elaine O'Donnell
112 Young Road
Barrington, NH 03825

Fisheye Properties LLC
PO Box 250
Union, NH 03825

Re: 240-15.7 & 15.8-NR-13-LL (Fisheye Properties, LLC and James & Elaine O'Donnell) Request by applicant to relocate a portion of the common lot line between lots 15.7 & 15.8 in order for the owners of Lot 15.7 to construct a detached garage and a waiver from Article 15.3.2 #4 Driveway Design on their lot located on Young Road (Map 240, Lots 15.7) in the Neighborhood (NR) Zoning District. By: David Vincent Land Sur

Dear Applicant:

This is to inform you that the Barrington Planning Board at its June 4, 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 waivers were 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 plan

2) 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.

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 15.3.2 #4 Driveway Design
Grade – Driveway grade shall not exceed a ten (10%) grade and shall maintain a negative grade until it is beyond the ditch line.

- The Board determined that the granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property and will promote the public interest.
- The waiver will not, in any manner, vary the provisions of the Barrington Zoning Ordinance
- Such waiver will substantially secure the objectives, standards, and requirements of these regulations
- A particular and identifiable impediment exists or a specific circumstance warrants the granting of the waiver. Factors considered in determining the existence of an impediment included: topography, Site features, Geographic location of property, size and magnitude of the project and protection of environmental and natural resources.

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