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: 262-44 & 267-1-GR-14-LL (Owner: David Laliberte) Request by applicant for a Lot Line Revision between Map 262, Lot 44 & Map 267, Lot 1 on a 2.32 and 2.80 acres lots in the General Residential Zoning District (GR) (Maps 262, Lots 44 & Map 267, Lot 1). By Thomas D. Brouillette Land Surveying; 39 Park Street; Exeter, NH 03833			

Applicant: David Laliberte 78 Sherborne Road Barrington, NH 03825	Dated: 12/10/2014

Dear applicant:

This is to inform you that the Barrington Planning Board at its December 2, 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, or, **June 2, 2015**, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

Conditions Precedent

1) Add the owners signature to the final plan

2) Make the following plan revisions:

a) Planning Board approval block consistent with 5.3.1(4) of the Town of Barrington Subdivision Regulations.

3) Add the certified wetlands scientist signature to the plan.

4) Add plan and deed references to the final plan.

5) 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 all intersection of existing or proposed lot sidelines with existing or proposed streets. Iron pins (pipe or rod) are to be placed at all property lines corners and angles, and at 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)*

6) Add the following plan notes:
   a) A Waiver was granted to 5.3.1(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%).

7) Any outstanding fees shall be paid to the Town

8) 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 Chair. Once the plat is certified the deed must be recorded simultaneously with the plat.

9) 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. 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.

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: Thomas D. Brouillette, T.D. Brouillette Land Surveying
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