Planning & Land Use Department
Town of Barrington
PO Box 660
333 Calef Highway
Barrington, NH 03825
603.664.0195
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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: 113-5&249-2-GR-15-LL (Julien & Jane Olivier & Carl J. Bodge) Request by applicant for a proposal to relocate the common lot line between Lot 5 consists of 2.82 acres which will have a total of 4.07acres and Lot 2 consists of 64.90 acres which will have a total of 63.85 acres and waivers from Subdivision Regulations: Articles 5.3.1 (6) Existing grades and topographic and 5.3.1 (9) Nature Features located on Beauty Hill Road and Young Road in the General Residential (GR) Zoning District. By: David W. Vincent, LLS, Land Surveying Services; PO Box 7418; Rochester, NH 03839.*			

Applicant:	Dated: November 16, 2015
Julien & Jane Olivier 554 Beauty Hill Road Barrington, NH 03825 Carl J. Bodge Revocable Trust 508 Beauty Hill Road Barrington, NH 03825	

Dear applicant:

This is to inform you that the Barrington Planning Board at its November 3, 2015 meeting **CONDITIONALLY APPROVED** your application referenced above.

The following waivers were granted as part of this application:

Article 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%)

Article 5.3.1(9) Natural features such as streams, marshes, lakes, ponds, rock outcrops, wooded areas, significant environmental features, including wetland areas as defined in the Zoning Ordinance

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 May 5, 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

2) Plan revisions
   a) Add the map numbers to the lots
   b) Add the map numbers to Note 1)
   c) Show location of existing septic system on Map 113 Lot 5
   d) Clarify Lot 5 acreage prior and after adjustment

2) Proper and complete survey monumentation shall be installed on the properties as a condition of final approval of the application. Granite bounds shall be set at the intersection of existing and proposed lot sidelines with existing proposed streets. Iron pins (pipe or rod) are to be placed at all property line corners and angles, and at all 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.

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, LLS
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