



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 built received: n/a	Surety returned n/a
<i>"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.</i>			
Proposal Identification: 238-23-V-16-(2)Sub (Owner Y. Skipper-Olsen) Request b applicant for a proposal to subdivide into two lots, one lot to be a 2.93 acre site with non-residential capacity including a 9.6 special permit application and the remaining 6.37 acre site is currently a residential home (Map 238, Lot 23) at 412 Franklin Pierce Highway in the Village (V) Zoning District. By: Geometres Blue Hills, LLC; PO Box 277; Farmington, NH 03835			
Owner: Y. Darlene Skipper Olsen PO Box 126 Barrington, NH 03825 By: Randy R. Orvis c/o Geometres Blue Hills LLC PO Box 277 Farmington, NH 03835			Dated: 6/14/2016

Dear Ms. Olsen:

This is to inform you that the Barrington Planning Board at its June 7, 2016 meeting **CONDITIONALLY APPROVED** your application referenced above.

A 9.6 Special Permit was also approved as part of this application to recognize existing impacts in the newly created buffer. No new impacts were proposed.

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 **December 6, 2016**, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board. *Reference 8.2.3 of the Town of Barrington Subdivision Regulations*

Conditions Precedent

- 1) 5/3/17
 - a) Add the owners signature to the final plan
 - b) Add the wetland scientist stamp & signature to the final plan
 - c) Add the State Subdivision Approval # to the plan
 - d) Add the NHDOT updated driveway permit number to the plan
- 2) 5/3/17Revise the following plan notes
 - a) Relabel proposed Lot 23.1 to Lot 23 in all occurrences
 - b) Relabel proposed Lot 23.2 to Lot 23.1 in all occurrences
 - c) Correct the spelling of Franklin on sheet one
- 3) 5/3/17Add the following plan notes:
 - a) Any changes for commercial operation require site plan approval
 - b) This is a two sheet plan set with sheet #1 to be recorded at the SCRD and sheet #2 on file with the Land Use Office
- 4) Applicant must provide draft driveway easement language
- 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 the intersection of existing or proposed lot sidelines with existing proposed streets. Iron pins (pipe or rod) are to be placed at all property line corners and angles, and 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) Any outstanding fees shall be paid to the Town
- 7) Final Drawings (a) five sets of black line (b) plus one set of 11"X17" final approved plans (c) 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 check print must be sent to the Land Use Office for review prior to producing these final drawings.

(Note: in the section above, the numbered condition marked with# 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
Town Planner and Land Use Administrator