



## 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 built received: N/A	Surety returned: N/A
<p>"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.</p>			
<p><b>Proposal Identification:</b>  <b>238-36, 37, 40 &amp; 42-V-16-LL (Owners: Waldron B. Haley Rev Tr of 1998, Lawrence Haley, Irving Oil Prop NH Inc &amp; A. William &amp; Jules D'Antillio)</b> Request by applicants for a proposal to relocate lot lines from Map 238, Lots 36, 37, 40 and 42. Lot 36 is 34.876 change to 31.150 acres, lot 37 is 0.900 to 1.042 acres, lot 40 is 1.435 to 2.763 acres and Lot 42 is 1.805 to 4.058 acres and waivers at Franklin Pierce Highway and Calef Highway on 39.016 acre sites (Map 238, 36, 37, 40 &amp; 42) in the Village (V) Zoning District.* By: Joel D. Runnals, LLS, Norway Plains Associates, Inc.; PO Box 249; Rochester, NH 03866.</p>			

<p><b>Applicants:</b>          Irving Oil Properties NH Corp      Waldron B. Haley Rev Tr of 1998          190 Commerce Way                      14Shakespeare Road          Portsmouth, NH 03801                      Nashua, NH 03062</p> <p>Joel D. Runnals, L.L.S.          Norway Plains Associates, Inc.          PO Box 249          Rochester, NH 03866</p> <p>Lawrence Haley          2908 French Place          Austin, TX 78722</p> <p>A. William &amp; Jules D'Antillio          P.O. Box 474          Barrington, NH 03825</p>	<p>Dated: October 11, 2016</p>
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**Dear applicants:**

This is to inform you that the Barrington Planning Board at its October 4, 2016 meeting **CONDITIONALLY 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 calendar months to the day, **by April 4, 2017**, 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)     Add the following plan notes:
  - a)     Wetland buffer regulations apply to all lots
  - b)     List waivers granted as part of this approval
    1. **5.3.1(8)** The estimated location and use of all existing structures, including wells and septic systems, on the site and within 100 feet of the site.
    2. **5.3.1(10)** Man-made features such as, but not limited to existing roads, stonewalls, pedestrian ways, cemeteries, and other structures.
    3. **5.3.1(11)** The size and location of all existing public and private utilities, including off-site utilities to which connection is planned, and any underground storage tanks, abandoned or in use.
    4. **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 5%.
- 4)     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)*
- 5)     Any outstanding fees shall be paid to the Town
- 6)     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.

- 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. 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,

A handwritten signature in cursive script, reading "Marcia J. Gasses".

Marcia J. Gasses  
Town Planner & Land Use Administrator

cc: Joel Runnals, Norway Plains Associates  
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