



## Planning & Land Use Department

Town of Barrington

PO Box 660

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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
<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>			
<b>1. Proposal Identification:</b> <u>234-31-&amp;38-GR-16-LL (Owners: Donetta Haley and Paul &amp; Suzanne McNeil)</u> Request by applicant for a proposal to revise the Lot Line between Lot 31 and 38 with waivers from Section 8.3 topography and wetlands delineation and also Section 11.2.2 where the minimum lot width is 75' on Oak Hill Road on a 23.44 acre site (Map 234, Lots 31 & 38) in the General Residential (GR) Zoning District.* By: Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.			

<b>Applicant:</b> Donetta Haley PO Box 367 Barrington, NH 03825  Paul J. & Suzanne W. McNeil Trustees P & S McNeil Family Revocable Trust 82 Muchado Drive Barrington, NH 03825  <b>Professional:</b> Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825	Dated: January 5, 2017
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**Dear applicant:**

This is to inform you that the Barrington Planning Board at its January 3, 2017 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 July 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 notes
  - a) "Future construction or soil disturbance of Map 234 Lot 38 will require wetland delineation of the affected area prior to the disturbance or issuance of any permits"
  - b) As part of this application a waiver was granted to 5.3.1(6) Existing grades and topographic contour on the entire site
  - c) As part of this application a waiver was granted to 5.3.1(9) Natural features including wetlands of entire site
  - d) As part of this application a waiver was given to 11.2.2 the minimum lot width of 75'
  - e) No building construction is to occur in the lot neck
- 3) The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the plans.
- 4) Any outstanding fees shall be paid to the Town
- 5) 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.
- 6) 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.

### **Conditions Subsequent**

- 1) Please contact the Land Use Office to coordinate the recording of the plan and deed.

- 2) Current Use subject property or a portion of it is presently in Current Use. The applicant must provide the Town of Barrington Assessing Department current use map and/or other items needed to assure requirements of RSA-79A and the New Hampshire Department of Revenue Administrations Rules are satisfied.

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 & Land Use Administrator

cc: Kenneth, Berry Surveying & Engineering  
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