



Planning & Land Use Department

Town of Barrington

PO Box 660

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Barrington, NH 03825

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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>			
Proposal Identification: <u>203-8&101-67-GR-17-LL</u> (Owners: S&D Doughty Family Revocable Trust, c/o Scott & Darlene Doughty) Request by applicant for a proposal to revise the Lot Line between Map 203, Lot 8 and Map 101, Lot 67 to create road frontage for an existing lot of record containing a single family home along with waivers for Map 203, Lot 8 at 252 Second Crown Point Road (Map 203, Lot 8 & Map 101, Lot 67) in the General Residential (GR) Zoning District. By: Raymond Bisson, Stonewall Surveying; PO Box 458; Barrington, NH 03825.			

Applicant: S&D Doughty Revocable Trust, c/o Scott & Darlene Doughty 252 Second Crown Point Road Barrington, NH 03825 Surveyor: Raymond Bisson Stonewall Surveying PO Box 458 Barrington, NH 03825	Dated: February 27, 2017
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Dear applicant:

This is to inform you that the Barrington Planning Board at its February 21, 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 August 22, 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
 - c) Note the waivers granted on the plan
 - d) Add the proposed driveway location for Map 101 Lot 67
- 2) 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*)
- 3) Provide Revised Driveway and Overhead Easement Deed over Map 203 Lot 8 granting access to Map 203 Lot 7-1. Current easement to Map 203 Lot 7-1 recorded at Strafford County Registry of Deeds; Book 4284 Page 0649 Page 1-4.
- 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.

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: Raymond Bisson, Stonewall Surveying
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