



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: 220-9-1-GR-17-(2)Sub (Owners: Knox Marsh Development) Request by applicant to subdivide a 4.11 acre lot into two parcels located at 61 Green Hill Road (Map 220, Lot 9-1) in the General Residential (GR) Zoning District. By : Chris Berry; 335 Second Crown Point Road Barrington, NH 03825			

Owner: Knox Marsh Development LLC 242 Central Ave. Dover, NH 03820 Applicant (Contact): Christopher Berry Berry Surveying & Engineering, PE, LLS 335 Second Crown Point Road Barrington, NH 03825	Dated: August 3, 2017
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Dear applicant:

This is to inform you that the Barrington Planning Board at its August 1, 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 February 6, 2018, 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)
 - a) Add the owners signature to the final plan
 - b) Add the wetland scientist stamp & signature to the final plan
 - c) Add State Subdivision Approval Number to the Plan
- 2) Revise the following plan notes
 - a) Add the information regarding the Variance to 4.1.3(1) was granted on July 19, 2017 to note #18 on Sheet 1
- 3) Add the following plan revisions to the plans
 - a) Correct the back lot numbering to read; Map 220, Lot 9-2
 - b) Label Green Hill Road as Class V
- 4) Add the following plan notes:
 - a) a note verifying that the proposed driveway entrances have required sight distance of 300'
- 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 a # 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 & Land Use Administrator

cc: File