



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
<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: 206-20-GR-14-SUB/LL Request by the applicant for a Boundary Line Adjustment, Waivers and a 2 lot Subdivision on an 11.58 site located on Second Crown Point Road and Pond Hill Road (Map 206, Lot 20) in the General Residential Zoning District. By: Randy R. Orvis, Geometres Blue Hills, LLC; PO Box 277; Farmington, NH 03835			
Applicant: Dawn & Douglas Hatch 120 Second Crown Point Road Barrington, NH 03825		Dated: July 14, 2014	

Dear Dawn & Douglas:

This is to inform you that the Barrington Planning Board at its July 8, 2014 meeting **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 months to the day, **by December 9, 2014**, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

Conditions Precedent

- 1) a) Add the owners signature to the final plan
- 2) Proper and complete survey monumentation shall be installed on the properties as a condition of final approval of the application. Granite bounds shall be set at the

intersection of existing or proposed lot sidelines with existing or 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.

- 3) Add the following plan notes:
 - a) Waivers were granted from plan check list requirements, 25 a-c, 31
 - b) Note the following: "Required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through the completion of all construction activities. If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town."
 - c) These lots contain wetlands and wetland buffers. All uses shall be consistent with Article 9 of the Town of Barrington Zoning Ordinance.
- 4) Any outstanding fees shall be paid to the Town
- 5) The undoing of the Involuntary Merger must be approved by the Selectmen
- 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 Chair. Once the plat is certified the deed must be recorded simultaneously with the plat.
- 7) Final drawings. (a) three 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. (The applicant need only submit additional black line sets of drawings or individual sheets, as needed, to make three complete sets consult the Planning Department.) Note. 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.

Subsequent Conditions

- 1) Current Use subject property or a portion of it is presently in Current Use. The applicant must provide the Town of Barrington Assessing Department a revised current use map and/or any other items needed to assure that the requirements of RSA 79-A and the New Hampshire Department of Revenue's Administrative 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: Randy R. Orvis Geometres Blue Hills, LLC
File