



## Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0330

[jhuckins@barrington.nh.gov](mailto:jhuckins@barrington.nh.gov)

### NOTICE OF DECISION

| Office use only   | Date certified: | As built plans received: | Surety returned:        |
|---|-----------------|--------------------------|-------------------------|
| <p><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></p>   |                 |                          |                         |
| <p>Re: <b><u>126-19&amp;24-GR-21 (Owners: Christopher &amp; Carol Reilly)</u></b> Request by applicant for a Lot Line Adjustment at 57 River Road (Map 126, Lots 19 &amp; 24) on 4.361 acres in the General Residential Zoning District.<br/>           BY: Nicholas Mitropoulos, 315 Rochester Hill Road, Rochester, NH 03866</p>  |                 |                          |                         |
| <p><b>Owner:</b><br/>           Christopher &amp; Carol Reilly<br/>           59 River Road<br/>           Barrington, NH 03825</p> <p><b>Applicant:</b><br/>           Nicholas Mitropoulos<br/>           315 Rochester Hill Road<br/>           Rochester, NH 03866</p> <p><b>Professional:</b><br/>           Robert J. Stowell<br/>           Tritech Engineering Corporation<br/>           755 Central Avenue<br/>           Dover, NH 03820</p> |                 |                          |                         |
|   |                 |                          | Dated: December 7, 2021 |

**Dear applicant:**

This is to inform you that the Barrington Planning Board at its December 7, 2021 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 12 calendar months to the day, December 7, 2022, the Board's approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

**Conditions Precedent**

- 1) Add the following plan notes:
  - a) A variance was granted by the ZBA on November 22, 2021
- 2) Revise the following plan notes: N/A
- 3) Any outstanding fees shall be paid to the Town.
- 4) Prior to obtaining Board signature, the Applicant shall submit three (3) complete paper print plan sets and supporting documents as required in Article 3 with a letter explaining how the Applicant addressed the conditions of approval. This shall include final and complete reports for all items submitted during review for the Town of Barrington's file. The Chairman shall endorse three copies of the approved plan(s) meeting the conditions of approval. The Town shall retain a signed and approved reproducible 11"X17", and PDF format with supporting documents for Town records.

**General and Subsequent Conditions**

- 1) The applicants engineer shall certify in writing all improvements have been constructed as approved prior to the issuance of a certificate of occupancy.
- 2) Where no active and substantial work, required under this approval has commenced upon the site within two years from the date the plan is signed, this approval shall expire. An extension, not to exceed one year, may be granted, by majority vote of the Board so long as it is applied for at least thirty days prior to the expiration date. The Board may grant only one such extension for any proposed site plan. All other plans must be submitted to the Board for review to ensure compliance with these and other Town ordinances. Active and substantial work is defined in this section as being the expenditure of at least 25% of the infrastructure improvements required under this approval. Infrastructure shall mean in this instance, the construction of roads, storm drains, and improvements indicated on the site plan. (RSA 674:39)

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,

John Huckins  
Zoning Administrator

cc: File