



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

barrplan@metrocast.net

NOTICE OF DECISION

[Office use only]	Date certified:	As builts received: N/A	Surety returned: N/A
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"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.

Proposal Identification: 239-2 & 235-2-TC-17-LL (Owners: John & Linda Svenson 1962 Real estate LLC) Request by applicant for a lot line adjustment between Map 239-2 and Map 235-1 located at 625 Franklin Pierce Highway (Maps 239 Lot 2 & Map 235 Lot 1) in the Town Center (TC) Zoning District. By Chris Berry; Berry Surveying & Engineering, 335 Second Crown Point Road; Barrington, NH 03825

<p>Applicant: 1962 Real Estate LLC 40 Wakefield St. Rochester, NH 03866</p> <p>John & Linda Svenson PO Box 10 Barrington, NH 03825</p>	<p>Dated: September 6, 2017</p>
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Dear applicant:

This is to inform you that the Barrington Planning Board at its September 5, 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 March 6, 2018**, 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) The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the plans.

- 3) This approval is contingent upon the Site Plan for Map 235 Lot 1 being amended

- 4) Add the following Notes to the Plan:
 - a) "Variances granted by the Town of Barrington Zoning Board of Adjustment on July 20, 2016 under Article 16.3.2, Minimum Lot Size/Lot Area; Article 16.3.2(2) Residential Uses, permitting the net density for a single family dwelling to be based upon 16,250 sq. ft. per dwelling. Article 16.5.2 Commercial Component requirements, to allow 26.5% where 50% is required. Variances were based upon total land area of lots 239-2, 235-1, 235-2, and 235-3. Variances expire July 20, 2021."

- 5) Revise the following Plan Notes:
 - a) Revise all references to SCRD Book 4266 to Book 4268
 - b) Please revise Note #12 on page 1 for clarification
 - c) Revise Note #5 on pages 2 & 3 from 'commercial/residential setback' to "commercial/residential *buffer*" (ZO 4.2.4(6))

- 6) Clarify which sheets are to be recorded and which are to be on file with the Town; there appears to be an error.

- 7) Any outstanding fees shall be paid to the Town

- 8) 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.

- 9) Final drawings. (a) Five sets of large black line plus (b) one set of 11"x17" final approved plans. 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.

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

Sincerely,

A handwritten signature in cursive script that reads "Marcia J. Gasses". The signature is written in black ink and is positioned below the word "Sincerely,".

Marcia J. Gasses
Town Planner & Land Use Administrator

cc: Kenneth Berry, Berry Surveying & Engineering
File