



**Planning & Land Use Department**

**Town of Barrington**

**PO Box 660**

**333 Calef Highway**

**Barrington, NH 03825**

603.664.0195

[barrplan@metrocast.net](mailto:barrplan@metrocast.net)

[barrplan@gmail.com](mailto:barrplan@gmail.com)

**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:** 216-28,29,31-GR-17-LL (Owner: Michael J. O'Connell Revocable Trust 2009) Request by applicant for a lot line adjustment between Map 216 Lot 28, Map 216 Lot 29 and Map 216 Lot 31 with a proposed gifting of 110 acres pf undeveloped land (Lot 29) to Southeast Land Trust located on Old French Mill Road (Map 216, Lots 28, 29, &31) in the General Residential (GR) Zoning District. By: Joel Runnals; Norway Plains Associates, PO Box 249, Rochester, NH 03866

<p><b>Applicant:</b> Michael J. O'Connell Revocable Trust 36 Old French Mill Barrington, NH 03825</p> <p><b>Professional:</b> Joel D. Runnals Norway Plains Associates, Inc. PO Box 249 Rochester, NH 03867</p>	<p>Dated: October 11, 2017</p>
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**Dear applicant:**

This is to inform you that the Barrington Planning Board at its October 3, 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 April 3, 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) Add plan note with the waiver that were granted:
  - a) 5.3.1(5) Surveyed property lines of the entire parcel
  - b) 5.3.1(6) Existing Grades
  - c) 5.3.1(8) The estimated location of all existing structures on the site and within 100' of the site
  - d) 5.3.1(9) Natural Features
  - e) 5.3.1(10) Man-made features
  - f) 5.3.1(11) The size and location of existing private utilities
  - g) 5.3.2(3) Test Pits
  - h) 8.8 Granite Bounds
- 3) Add a note to the plan stating "Any disturbance outside of the delineated areas requires wetland delineation of the proposed areas of disturbance.
- 4) Make the following plan revisions:
  - a) Label Old French Mill a Private Road
- 5) The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the plans.
- 6) Any outstanding fees shall be paid to the Town
- 7) 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 deeds incorporating the adjustment must be provided.
- 8) Final drawings. (a) five sets of large black line plus (b) one set of 11"x17" final approved plans 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.

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