



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

barrplan@metrocast.net

barrplan@gmail.com

NOTICE OF DECISION

[Office use only]	Date certified:	As builts received: n/a	Surety returned n/a
-------------------	-----------------	----------------------------	------------------------

"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: 232-17-NR-HCO-18-Sub(2) Request by applicant to subdivide 54.2 acre lot into 2 parcels and waivers. Proposed (Map 232, Lot 17) to be subdivided into two lots with lot 1 being 4.54 acres and remaining lot 49.7 acres and waivers at 1216 Franklin Pierce Highway in the General Residential (GR) and Highway Commercial Overlay (HCO) Zoning Districts. By David W. Vincent, LLS; Land Surveying Services; PO Box 1622; Dover, NH 03821

<p>Owner: Gordon W. Brown PO Box 31 Barrington, NH 03825</p> <p>Professional: David W. Vincent, LLS Land Surveying Services PO Box 1622 Dover, NH 03821</p>	<p>Dated: 4/4/2018</p>
---	------------------------

Dear applicant:

This is to inform you that the Barrington Planning Board at its April 3, 2018 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 October 2, 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
 - d) Add the NHDOT Driveway Permit number to the plan

- 2) Add the following plan notes:
 - a) "Required erosion control measures shall be installed prior to disturbance of the sites surface and shall be maintained throughout the completion of all construction, if it becomes apparent that additional erosion control measure are required to stop any erosion on the construction site due to actual conditions, the owner shall be required to install the necessary erosion protection at no expense to the Town.

 - b) Add note identifying which plans are to be recorded and which are on file with the Town.

 - c) "For the purpose of fire protection should the remaining parcel be subdivided in the future fire protection may be required depending on the number of lots created.

 - d) The following waivers were granted as part of this application:
 - 5.3.1(5) Surveyed property lines including angles or bearings, distances, monument locations and size of the entire parcel.
 - 5.3.1(6) Existing grades and topographic contours at intervals not exceeding two (2) feet with spot elevations where the grade is less than five percent (5%) for the remaining portion of lot 17-0 located outside the area delineated on the plan.
 - 5.3.1(7) The location of existing drainage systems, structures, and drainage easements, if any for the remaining portion of Lot 17-0 located outside the area delineated on the plan.
 - 5.3.1(8) The estimated location and use of all existing structures, including wells and septic systems, on the site and within 100 feet of the site for the remaining portion of Lot 17-0 located outside the area delineated on the plan.
 - 5.3.1(9) Natural features such as streams, marshes, lakes, ponds, rock outcrops, wooded areas, significant trees, ledge, and other significant environmental features, including wetland areas as defined in the Zoning Ordinance for the remaining portion of Lot 17-0 located outside the area delineated on the plan.
 - 5.3.1(10) man-made features such as, but not limited to, existing roads, stone walls, pedestrian ways, cemeteries, and other structures on the remaining portion of Lot 17-0 located outside the area delineated on the plan.
 - 11.2.2 Lot Shape – Proposed Lot 17-1

- 3)# 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)

- 4) Any outstanding fees shall be paid to the Town
- 5) Provide check for \$25 made out to SCRCD to cover the LCIP fee.
- 6) Final Drawings (a) five sets of black line (b) plus 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. 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.

General and 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 current use map and/or other items needed to assure requirements of RSA-79A and the New Hampshire Department of Revenue Administrations Rules are satisfied.

(Note: in both sections 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