



Planning & Land Use Department
Town of Barrington
PO Box 660
333 Calef Highway
Barrington, NH 03825
 603.664.0195
 mgasses@barrington.nh.gov

NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i> n/a	<i>Surety returned</i> 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: <u>220-5&5.1-GR-18-CorSub&9.6Permit (Owners: Lois Tanguay, Kathleen Brown, Melissa Aiken & Michelle Giles)</u> Request by applicants to correct a subdivision and 9.6 Special Permit at 33 Greenhill Road on a 31.80 acre lot (Map 220, Lots 5 & 5.1) General Residential Zoning District.* BY: Daniel Oles, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.			

Owner: Lois A Tanguay, Kathleen A Brown, Melissa Aiken, Michelle Giles 47 Greenhill Road Barrington, NH 03825 Applicant (Contact): Daniel O'Lone Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825	Dated: December 5, 2018
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Dear applicant:

This is to inform you that the Barrington Planning Board at its December 4, 2018 meeting **CONDITIONALLY APPROVED** your application referenced above.

A 9.6 Special Permit was granted for lot 5.1 as part of this application

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 June 4, 2019, 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
- 2) Revise the following plan notes
 - a) Revise Note #18 to state "a 9.6 Special permit was granted for the driveway on Lot 5-1"
- 3) Label Green Hill Road as Class V
- 4) Provide copies of draft corrective deeds for staff review.
- 5)# 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)*
- 6) Any outstanding fees shall be paid to the Town
- 7) 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.
- 8) Please provide a check for \$25.00 made out to the SCRCD to cover the LCHIP fee.

General and Subsequent Conditions

- #1) Prior to recording of the plan the applicant will coordinate with staff to simultaneously record the deeds.

(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