



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: 114-35,51 & 55-GR-17-LL (Owners: Geraldine S. Baxter Revocable Trust of 2010, Brenda & Lewis Brown, Jr.) Request by applicant for a lot line adjustment between Map 114, Lot 35 and Map 114, Lot 51 and Map 114, Lot 55 and waivers at 269 and 511 Beauty Hill Road (Map 114, Lots 35, 51, & 55) in the General Residential (GR) Zoning District. By: Steven Oles, L.L.S., Norway Plains Associates, Inc.; PO Box 249; Rochester, NH 03866-0249

<p>Applicant: Geraldine S. Baxter Revocable Trust of 2010 269 Beauty Hill Road Barrington, NH 03825</p> <p>Brenda & Lewis Brown 511 Beauty Hill Road Barrington, NH 03825</p> <p>Steven M. Oles, L.L.S. Norway Plains Associates, Inc. PO Box 249 Rochester, NH 03866-0249</p>	<p>Dated: May 7, 2018</p>
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Dear applicant:

This is to inform you that the Barrington Planning Board at its May 1, 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 November 6, 2018**, the Boards approval will be considered to have lapsed, unless a

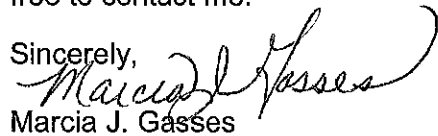
mutually agreeable extension has been granted by the Board. *Reference 8.23 of the Town of Barrington Subdivision Regulations*

Conditions Precedent

- 1) a) Add the owners signature to the final plan
 b) Add the wetland scientist stamp & signature to the final plan
- 2) Add plan note with the following waivers that were granted:
 5.3.1(6) Existing Grades & Topo for Map 114 Lot 55
 5.3.1(6) Existing Grades & Topo for Map 114 Lots 35 & 51 provided a minimum of topo
 80,000 s.f. delineating a minimum buildable area.
 5.3.1(7) Existing Drainage Systems
 5.3.1(8) Estimated Locations of Existing Structures
 5.3.1(9) Natural Features on Map 114 Lot 51 outside the buildable area
 5.3.1(9) Natural Features on Map 114 Lot 55 outside the buildable area
 5.3.1(11) Existing Public and Private Utilities
 5.3.2(3) 2nd Test Pits on Map 114 Lots 55 & 51& 35
- 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) The ownership of lot Map: 114 Lot: 39 must revert to the owner of Map: 114 Lot: 114 Lot:
 35 prior to the signing of the plans.
- 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. Please
 contact the Land Use Office to coordinate the recording of the deeds and final plans.
- 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