



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 built received:	Surety returned
<p>"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.</p>			
<p>Proposal Identification: 235-1-TC-Sub(2) Request by applicant to subdivide an 11.6 acre lot into lot 1 proposed to be 4.25 acres and lot 2 will be 7.42 acres located at Franklin Pierce Highway (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>			

<p>Owner: John P. & Linda C. Svenson PO Box 10 Barrington, NH 03825</p> <p>Professional: Kenneth A. Berry, PE, LLS Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825</p>	<p>Dated: January 4, 2018</p>
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Dear applicant:

This is to inform you that the Barrington Planning Board at its January 2, 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 July 3, 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) Shed would be removed prior to signing of the plan
- 2) Add the following plan revisions
 - a) Show well used to service the Dove
 - b) Correct 50' side setback to show 15' from side and rear
 - c) Remove 50' buffer from manmade ditch/swale ref. 9.5(4)(a) ZO
- 3) Add the following plan notes:
 - a) No building permit is to be issued for Map 235 Lot 1-1 until such time as road work commences on the area identified for "Future Roadway 60 Feet Wide"
- 4) Provide copies of draft easement deeds for Town Counsel approval
- 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) Provide \$25 check made out to SCRCD to cover LCIP fee

General and Subsequent Conditions

- 1)# In accordance with RSA 674:39 active and substantial development shall mean the expenditure of at twenty-five percent (25%) of the infrastructure costs required for a development, as indicated by a subdivision approved by the Planning Board, within (24) months of said approval, where approved plans have been properly recorded at the Registry of Deeds. Infrastructure shall mean in this instance, the construction of roads, storm drains, water and sewer facilities, or parking lots. Compliance with this definition shall also necessitate that a bond or other security to cover costs of said infrastructure requirements has been posted with the Town prior to the beginning of construction, if required as a condition of approval.

- 2) 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,

A handwritten signature in cursive script that reads "Marcia J. Gasses".

Marcia J. Gasses
Town Planner & Land Use Administrator

cc: File