



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: n/a	Surety returned n/a
<p><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></p>			
<p>Proposal Identification: 269-7-GR-18-(2)Sub Request by applicant to subdivide a 42.58 +/- acre lot into 2 parcels and waivers. Proposed Map: 267 Lot: 47 is 1.87 acres and proposed Map: 269 Lot: 7 is 40.7 +/- acres, some of Lot 7 is in conservation; located on Hall Road (Map 269, Lot 7) in the General Residential (GR) Zoning District. By Joel Runnals; Norway Plains Associates, PO Box 249, Rochester, NH 03866</p>			

<p>Owner: James W. Haley 366 Old Concord Turnpike Barrington, NH 03825</p> <p>Professional: Joel D. Runnals Norway Plains Associates, Inc. PO Box 249 Rochester, NH 03866</p>	<p>Dated: 6/6/2018</p>
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Dear applicant:

This is to inform you that the Barrington Planning Board at its June 5, 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 December 4, 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
- 2) Revise the following plan notes
 - a) Remove 5.3.1(11) under waivers (*staff does not believe the waiver is necessary*)
 - b) Revise note c) by adding "for the remainder of Map: 269 Lot: 7"
- 3) Add the following plan revisions to the plans
 - a) No portion of Nottingham is shown on the plan or other conditions under 674:53 requiring Nottingham Planning Board approval. These items are to be removed from the plan.
 - b) Revise Tax Map: 267 Lot 7-1 to Tax Map: 267 Lot: 46 in all locations in the plan set
 - c) Revise Proposed Map: 269 Lot 7-2 to Map 267: Lot 47 in all locations
- 4) Add the following plan notes:
 - a) "Required erosion control measures shall be installed prior to any disturbance of the site's surface area, and shall be maintained through the completion of all construction activities. If during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install necessary erosion protection at no expense to the Town"
 - b) Further future development/subdivision may require fire protection.
- 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*)
(*A Waiver was granted to 8.8; granted bounds are not required and may be substituted with either rebar or drill holes*)
- 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.

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