



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

[Office use only]	Date certified:	As built received: n/a	Surety returned n/a
<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: 253-20-GR-19-2SUB (Brenda J. Wishart Revocable Trust & James Antonino Revocable Trust) request by applicant for a 2 lot subdivision, lot 1 will be 5.5 +/- acres to separate the business from the home and lot 2 will be 25+ acres for the remaining lot at 109 & 111 Winkley Pond Road (Map 253, Lot 20) in the General Residential (GR) Zoning District. By Raymond Bisson, Stonewall Surveying; PO Box 458; Barrington, NH 03825</p>			

<p>Owner: Brenda J. Wishart Revocable Trust & James D. Antonino Revocable Trust 111 Winkley Pond Road Barrington, NH 03825</p> <p>Professional: Raymond Bisson, LLS Stonewall Surveying PO Box 458 Barrington, NH 03825</p>	<p>Dated: January 10, 2019</p>
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Dear applicant:

This is to inform you that the Barrington Planning Board at its January 8, 2019 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 9, 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) Add the following plan revisions to the plans
 - a) label Winkley Pond Road as Class V

- 3) The recording copy of the plans should not include the topography. Please provide two copies without topography and 3 copies with topography for certification.

- 4) Add the following plan notes:
 - a) Waiver granted from Subdivision Regulation Section 5.3.2(3)....Test Pits
 - b) Waiver granted from Subdivision regulations 7.4(2) Base Flood Elevation
 - c) Any future development on lots 253-20 & 253-20-01 shall require Base Flood Elevation determination
 - d) This is a two-sheet plan set both sheets 1 & 2 are to be recorded.
 - e) Part of the existing buildings on proposed Map 253 Lot 20.1 sit within the proposed wetland buffer. Any further expansion into the buffer will require a 9.6 Special Permit.

- 5) Town Counsel shall approve proposed driveway maintenance & easement language

- 6)# 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)*

- 7) Any outstanding fees shall be paid to the Town
 - a) \$25 check made out to SCRD for LCIP Fee
 - b) \$26.50 made out to Town of Barrington to cover recording fee for page two (2) of plan set

- 8) 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,

A handwritten signature in cursive script that reads "Marcia J. Gasses". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Marcia J. Gasses
Town Planner & Land Use Administrator

cc: File