



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
"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: Request for applicant for a 3-lot Subdivision; Lot 61 will be 2.07-acres, Lot 61.1 will be 2.52 acres and Lot 61.2 will be 13.81 acres at 2111 Franklin Pierce Highway on 18.4 acres (Map 126, Lot 61) in the General Residential (GR) Zoning District. BY Bruce Pohopek, NHLLS; 42 Flagg Road; Rochester, NH 03867			
Owner: Dylan Bisson and Kathryn L. McCabe 2111 Franklin Pierce Highway Barrington, NH 03825 Professional: Bruce Pohopek, LLS 42 Flagg Road Rochester, NH 03867		Dated: May 8, 2019	

Dear applicant:

This is to inform you that the Barrington Planning Board at its May 7, 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 November 5, 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 owner's signature to the final plan
 - b) Add the wetland scientist stamp & signature to the final plan
 - c) Add the NHDOT driveway permit number to the plan

- 2) Revise the following plan notes
 - a) Remove note #7 "No further subdivision of Lot 61-2 is permitted"
 - b) Add the source and datum of topographic information (USGS required)

- 3) Add the following plan revisions to the plans
 - a) Revise approval block to 3" high by 3 ½' wide

- 4) Add the following plan notes:
 - a) Driveway must have Select Board approved name & signage in place prior to the issuance of a building permit
 - b) Add the note, "Required erosion control measures shall be installed prior to 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 the necessary erosion protection at no expense to the Town".
 - c) Add note, "The ZBA granted a Special Exception on April 17, 2019 from Article 4.1.2 Lot Frontage to allow proposed Map 126 Lot 61 to take access from a side not the lots frontage".
 - d) Add note, "The ZBA granted an Equitable Waiver from dimensional requirements on April 17, 2019 to allow an encroachment for an addition to the garage on Map 126 Lot 61 to remain".
 - e) Add note, "Construction details to conform with NHDOT Standards and Specifications for Roads & Bridges, Town of Barrington Highway Department Requirements, and Subdivision Regulations
 - f) Add note, "Flag the location of the 50-foot buffer in the field on lot 61.1 prior to site disturbance for construction"
 - g) A waiver was granted from 8.8 monumentation for relief from the requirement to use granite bounds.
 - h) A waiver was granted from 8.8 monumentation for relief from the requirement that monumentation be placed no more than 300 feet apart in any straight line.

- 5) Staff shall approve proposed driveway easement & maintenance agreement language and the agreement shall be referenced on the plan.

- 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) (Waivers were*

granted from 8.8 from the requirement monuments be placed not more than 300 feet apart in any straight line and granite bounds at the intersection with the street.)

- 7) Any outstanding fees shall be paid to the Town
- 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.
- 2) Provide a check for \$25 made out to Strafford County Registry of Deeds for the LCHIP fee.

(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