



## Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

[mgasses@barrington.nh.gov](mailto:mgasses@barrington.nh.gov)

### NOTICE OF DECISION

[Office use only]	Date certified:	As built received: n/a	Surety returned n/a
<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>			
<b>Proposal Identification:</b> 203-22-GR-19-(3) Sub (Owners Christopher J. Bowlen & Amy E. Gelinias) Request by applicant for a 3-lot subdivision lot 22.1 will be 36 acres, lot 22.2 will be 12.07 acres and remaining lot 22 will be 1.84 acres; with waivers at 259 Pond Hill Road (Map 203, Lot 22) in the General residential (GR) Zoning District. By Joel Runnals, LLS, Norway Plains Associates, Inc.; PO Box 249; Rochester, NH 03866			

<p>Owners: Christopher J. Bowlen and Amy E. Gelinias 359 Pond Hill Road Barrington, NH 03825</p> <p>Professional: Joel D. Runnals, LLS Norway Plains Associates, Inc. PO Box 249 Rochester, NH 03866</p>	<p>Dated: February 7, 2019</p>
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#### Dear applicant:

This is to inform you that the Barrington Planning Board at its February 5, 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 August 6, 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
  - c) Add State Subdivision Approval Number for Lot 22 to the Plan
  
- 2) Add the following plan notes:
  - a) The following waivers were granted as part of this application: 5.3.1(6) Existing grades for the entire site, 5.3.1(8) The estimated location and use of all exiting structures...on the site and within 100' of the site, 5.3.1(9) Natural features on the entire site, 5.3.1(10) Man-made features on the entire site,5.3.1(11) The size and location of all existing public and private utilities, and 8.8 Granite Bounds.
  
- 1)# Proper and complete survey monumentation shall be installed on the properties as a condition to final approval of the application. 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  
  
Please provide a check for \$25 made out to Strafford County Registry of Deeds to cover the LCHIP fee.
  
- 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