



**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

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i> n/a	<i>Surety returned</i> 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> 220-34-RC-19-2Sub (Owner: Vaughn K. Cook) Request by applicant for a 2-lot subdivision, lot 34 will be 3.82 acres and the new lot 34.1 will be 3.18 acres at 39 Brittany Lane (Map 220, Lot 34) in the Regional Commercial District. By Randy Orvis, Geometres Blue Hills, LLC; PO Box 277; Farmington, NH 03835			

Owner: Vaughn K. Cook 39 Brittany Lane Barrington, NH 03825  Professional: Randy Orvis Geometres Blue Hills, LLC PO Box 277 Farmington, NH 03835	Dated: February 7, 2019
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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 to the Plan
- 2) Revise the following plan notes
  - a) Correct the revision date to January 26, 2019
- 3) Add the following plan revisions to the plans
  - a) Add the location of any structures on Map 220 Lot 34 that are not currently shown.
- 4) Both lots 220-34 and 220-34.1 must join the homeowner's association or provide a road maintenance agreement.
- 5) Add the following plan notes:
  - a) Any expansion on Map 220, Lot 34 may require a 9.6 Special Permit
  - b) Waiver granted from 8.8 Monumentation.... granite bounds
  - c) Waiver granted from 12.2.1 Table 1 Road Design Standards pavement.
  - d) Waiver granted from 12.2.1 Road Design Standards
- 6)# 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)*
- 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.
- 9) Provide a \$25 check made out to SCRD for the LCHIP fee.

(Note: in the section 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