

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 n/a	Surety returned: N/A 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: 220-27 & 29-RC-20-LL (Owners: Wanda Lee and Richard A. Walker, Jr.) Request by applicant for a Lot Line Adjustment between Lot 27 (5.621) acres and Lot 29 (.895) acres (Map 220, Lots 27 & 29) proposed Lot 27 to be 4.076 acres and Lot 29 to be 2.44 acres at Green Hill and Colonial Way in the Regional Commercial Zoning District. By Joel D. Runnals, Norway Plains Associate, Inc.: P.O. Box 249; Rochester, NH 03866</p>			

<p>Applicant: Joel D. Runnals, LLS Norway Plains Associates, Inc P.O. Box 249 Rochester, NH 03866</p> <p>Owner: Wanda Lee and Richard A. Walker, Jr. 24 Green Hill Road Barrington, NH 03825</p>	<p>Dated: July 8, 2020</p>
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Dear applicant:

This is to inform you that the Barrington Planning Board at its July 7, 2020 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 January 7, 2021**, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board. *Reference 8.23 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
- 2) Wetland delineation is required for the entire site on lot 220-27
- 3) Plan revisions:
 - a) Proposed Map 220 Lot 27 to contain 2.44 acres.
 - b) Proposed Map 220 Lot 29 to contain 4.076 acres.
- 4) The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the plans.
- 5) Any outstanding fees shall be paid to the Town
- 6) For lot line adjustments the applicant shall submit to the Land Use Office a copy of the signed and notarized deed which will effect the conveyance of the subject property before the plat is certified by the Planning Board. Once the plat is certified the deed must be recorded simultaneously with the plat. For Lot Line Adjustments where the property is in the same ownership deeds incorporating the adjustment must be provided.
- 7) Final drawings. (a) five sets of large black line plus (b) 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. If there are significant changes to be made to the plans, as specified above, one full size paper check print must be sent to the Planning Department for review prior to producing these final drawings.

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

cc: File