



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 builts received: Driveway	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: 239-1.1-TC-21-2Sub (Owners: David & Glenda Henderson) Request by applicant for a 2-Lot subdivision Lot 1.1 would be 11.81 and Lot 1.2 would be 17.19 acres (Map 239, Lot 1.1) located off Franklin Pierce Highway in the Town Center (TC) Zoning District. BY: Dave Garvey, Garvey & Co Ltd; PO Box 935; Durham, NH 03824			

<p>Owner: David & Glenda Henderson 1273 Winged Foot Lane Denver, NC 28037</p> <p>Garvey & Co Ltd. David Garvey PO Box 935 Durham, NC 03824</p> <p>Atlas Survey C. LLC Adam Fogg 25 Nute Rd. Dover, 03824</p>	<p>Dated: June 7, 2021</p>
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Dear applicant:

This is to inform you that the Barrington Planning Board at its June 1, 2021, 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 December 1, 2021, 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 note on which plans are to be recorded and which on file with the town
 - d) Add at least on benchmark per sheet
 - e) Add the following "Required erosion control measures shall be installed prior to any disturbance of the sites surface and shall be maintained through the completion of construction activities. If, during construction, it becomes apparent that additional erosion control measures are required to stop erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary protection at no cost to the Town.
 - f) List FEMA sheet used to identify 100-year flood elevation
 - g) Add purpose of plan
 - h) Revise spacing of monumentation to no greater than 300'
 - i) Add location of proposed wells
 - j) Show proposed access easements by metes and bounds
 - k) Add the NHDOT updated driveway permit # to the plan
 - l) Add proposed lot #'s assigned by Assessor
 - m) Add wetland scientist stamp and signature to the final plan
 - n) Add the NHDES Permit # to the plan
- 2) a) An as built for the driveway must be provided by and engineer that shows that driveway meets the 10% grade the entire distance for lot 239-1.2 prior to a certification of occupancy.
- 3) Add the following plan revisions
 - a) Correct the Zoning Designation to Town Center
 - b) 4.1.3 Neck must be owned equally (ZO)
- 4) A common driveway maintenance agreement must be recorded at Strafford County Registry of Deeds prior to the sale of any lots.
- 5)# 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)*
- 6) Any outstanding fees shall be paid to the Town

- 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)# In accordance with RSA 674:39 active and substantial development shall mean the expenditure of at twenty-five percent (25%) of the infrastructure costs required for a development, as indicated by a subdivision approved by the Planning Board, within (24) months of said approval, where approved plans have been properly recorded at the Registry of Deeds. Infrastructure shall mean in this instance, the construction of roads, storm drains, water and sewer facilities, or parking lots. Compliance with this definition shall also necessitate that a bond or other security to cover costs of said infrastructure requirements has been posted with the Town prior to the beginning of construction, if required as a condition of approval.
- 2) 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

cc: File