



Planning & Land Use Department
Town of Barrington
PO Box 660
333 Calef Highway
Barrington, NH 03825
603.664.0195
VPrice@barrington.nh.gov

Date of Application: April 12, 2022
Date Decision Issued: May 3, 2022
Case File #: 240-9&249-2-NR-22-LL

NOTICE OF DECISION

[Office use only]	Date certified: 7/19/22	As built received:	Surety returned
ROP # 12699			
<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>			
Re: 240-9&249- 2-NR-22-LL (Owners: Lenzi Family 2009 Rev Trust & Carl J Bodge Rev Trust c/o Ronald Bodge) Request by applicants to adjust lot lines from Bodge to Lenzi (Map 240, Lot 9 & Map 249, Lot 2) at 155 Young Road with 508 Beauty Hill Road. This would result in in Bodge (Map 249, Lot 2) with 58.149 acres 508 Beauty Hill Road and Lenzi with (Map 240, Lot 9) with 19 acres 155 Young Road in the Neighborhood Residential Zoning District.			
Owners: Lenzi Family 2009 REV Trust 155 Young Road Barrington, NH 03825			
The Carl J. Bodge REV Trust c/o Ronald Bodge 508 Beauty Hill Road Barrington, NH 03825			
Applicant: Land Tech Bryan D. Berlind, LLS #701 PO Box 60-127 Rte 28 Ossipee, NH 03864			

Dear applicant:

This is to inform you that the Barrington Planning Board at its May 3, 2022 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 12 calendar months to the day, the May 3, 2023, Board's approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

Conditions Precedent

- #1) Add the following plan notes:
 - a) At the May 3, 2022, Planning Board Meeting, Board approved waivers for:
 - i. Section 5.3.2(3) [checklist#10]: Waive test pits & 4k Septic Areas
 - ii. Section 5.3.1(6) [checklist#31]: Waive 2FT Contours to 5 ft contours
 - iii. 3.3(13) [checklist #25]: wetland delineation- including Wetland delineation criteria and wetland scientist stamp & signature to the final plan (there are not wetlands located in the 4.5 Acres added.)
 - iv. [checklist #21]: Waive Contiguous upland computation

- #2) Add the following to the Plan:
 - a) Owners' Signature.
 - b) Locus Map needs north arrow and scale.
 - c) Name with address of owners.
 - d) 3.2.10(4) List of planning board waivers on final plan.
 - e) 5.3.1(4) Signature Block and Revisions layout needs to be updated.
 - f) The applicant's surveyor shall certify final plan with signature and seal.

- #3) Any outstanding fees shall be paid to the Town.

- #4) Prior to obtaining Board signature, the Applicant shall submit three (3) complete paper print plan sets and supporting documents as required in Article 3 with a letter explaining how the Applicant addressed the conditions of approval. This shall include final and complete reports for all items submitted during review for the Town of Barrington's file. The Chairman shall endorse three copies of the approved plan(s) meeting the conditions of approval. The Town shall retain a signed and approved reproducible 11"X17", and PDF format with supporting documents for Town records. The applicants engineer shall

certify in writing the improvements have been constructed as approved prior to the issuance of a certificate of occupancy.

General and Subsequent Conditions

- #1) Where no active and substantial work, required under this approval has commenced upon the site within two years from the date the plan is signed, this approval shall expire. An extension, not to exceed one year, may be granted, by majority vote of the Board so long as it is applied for at least thirty days prior to the expiration date. The Board may grant only one such extension for any proposed site plan. All other plans must be submitted to the Board for review to ensure compliance with these and other Town ordinances. Active and substantial work is defined in this section as being the expenditure of at least 25% of the infrastructure improvements required under this approval. Infrastructure shall mean in this instance, the construction of roads, storm drains, and improvements indicated on the site plan. RSA 674:39

(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,

Vanessa Price

Town Planner

cc: File