



Planning & Land Use Department  
Town of Barrington  
PO Box 660  
4 Signature Drive  
Barrington, NH 03825  
603.664.0195  
[VPrice@barrington.nh.gov](mailto:VPrice@barrington.nh.gov)

Date of Application: August 4, 2022  
Date Decision Issued: October 4, 2022  
Case File #: 223-9-GR/SDA-22-3LotsSub

### NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i>	<i>Surety returned</i>
<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>Re: 223-9-GR/SDA-22-3LotsSub:</b> Request by applicant proposing a 3-lot subdivision with one backlot on Scruton Pond Road (Map 223, Lot 9) on a 18.88-acre site in the General Residential and Stratified Drift Aquifer Overlay Zoning District.			
<b>Owners:</b> Gibb Family Trust 71 Old Mill Road Lee, NH 03824		<b>Applicant:</b> Berry Surveying & Engineering 335 Second Crown Point Road Barrington, NH 03825	

#### Dear applicant:

This is to inform you that the Barrington Planning Board at its October 4, 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 the precedent conditions are not met within 12 calendar months to the day, the October 4, 2023, Board's 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) Add the following to the Plan:
  - a) Please add Owner Signature.
  - b) Please add Wetland Scientist Signature.
  - c) Please add Professional Surveyor Signature
  - d) Please add the delineation of additional bounds, ¾” rebar w/id cap, located on east side of the parcel abuts the former Boston and Maine railroad bed, where the proposed building area location is and along the non-buildable area not impacting wetlands.
  - e) At the October 4, 2022, Planning Board Meeting, Board approved waivers for:
    - i. The requirement to allow Monuments for the lot being developed shall be placed not more than 300 feet apart in any straight line per Section 8.8 Monuments of the Subdivision Regulations.
    - ii. The requirements for line of sight from 12.3 Driveway and Access Design Standards; and Figure 4A Road Design Standards and Guidelines of the Subdivision Regulations.
    - iii. The requirement for no portion of a lot created under these regulations shall be less than 75 feet in width except as provided for in subsection 11.2.4, creation of backlot per Section 11.2.2(3) of the Subdivision Regulations.
- #2) At final submittal, all Town Planner comments to applicant for Site Plan Review and Subdivision regulations shall be addressed.
- #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/A format with supporting documents for Town records.

## 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.

- #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,

*Vanessa Price*

Vanessa Price

Town Planner

cc: File