



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

Date of Application: December 13, 2022
 Date Decision Issued: January 3, 2023
 Case File #: 260-7&7.1-GR-LL/3Lots

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> | | | |
| Re: 260-7&7.1-GR-LL/3Lots: Request by applicants proposing a Lot Line Adjustment between Map 260, Lot 7 for 91.94 acres to adjust Map 260, for a boundary line adjustment of 0.83 acres from Lot 7 to Lot 7-1 and subdivision of Lot 7 for Lot 7-1 to be 4.90 acres, Lot 7-2 to 3.62 acres and Lot 7-3 to 2.36 acres along with waivers on Merry Hill Road in the General Residential Zoning District. | | | |
| Owners: Susan Johnson 1519 Tamarac Drive Golden, CO 80401 | | Jesse Schraufnagel 370 Merry Hill Road Barrington, NH 03825 | Linda Kohrs 368 Merry Hill Road Barrington, NH 03825 |
| Applicant: Joel Runnals Norway Plains Associates, Inc. PO Box 249 Rochester, NH 03866 | | | |

Dear applicant:

This is to inform you that the Barrington Planning Board at its January 3, 2023, meeting **CONDITIONALLY APPROVED** your application referenced above.

The application has met all the Town's Ordinances and Regulations of the Town of Barrington.

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, January 3, 2024, the 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 January 3, 2023, Planning Board Meeting, Board approved waivers for:
 - i) The requirement of existing site conditions of surveying property lines of the entire parcel in Article 5, Section 5.3.1(5) of the Subdivision Regulations.
 - ii) The requirement of existing site conditions showing existing grades in Article 5, Section 5.3.1(6) of the Subdivision Regulations.
 - iii) The requirement of existing site conditions estimated location and use of all existing structures in Article 5, Section 5.3.1(8) of the Subdivision Regulations.
 - iv) The requirement of existing site conditions of natural features in Article 5, Section 5.3.1(9) of the Subdivision Regulations.
 - v) The requirement of existing site conditions of man-made features in Article 5, Section 5.3.1(10) of the Subdivision Regulations.
 - vi) The requirement of monuments in Article 5, Section 5.3.2(16) of the Subdivision Regulations.
- #2) Add the following to the Plan:
 - a) All Owners' Signature.
 - b) Wetland Scientist Signature.
 - c) Professional Surveyor Signature.
 - d) Existing street ROW dimensioned and pavement width dimensioned on plans.
- #3) Any outstanding fees shall be paid to the Town.
- #4) At final submittal, all outstanding comments to applicant from Town Planner for Site Plan Review and Subdivision regulations shall be addressed.
- #5) Prior to obtaining Board signature, the Applicant shall submit two (2) full size paper copies of the site plans, one (1) 11' x 17' copy and .pdf/a format file format with supporting documents as required in Article 3 of the Barrington Site Plan Review Regulations, with a letter explaining how the Applicant addressed the conditions of approval to the Land Use Office.

The Planning Board Chair shall sign and date all plans meeting the conditions of approval. The Board shall endorse two (2) full size paper copies of the site plans for their records and one (1) 11' x 17' copy and .pdf/a format file format for the case file folder.

General and Subsequent Conditions

- #1) 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