



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: November 8, 2022
 Date Decision Issued: January 3, 2023
 Case File #: 110-19&20-GR-22-LL/9.6

NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i>	<i>Surety returned</i>
<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>Re: 110-19&20-GR-22-LL/9.6: Request by applicant proposing a Lot Line Adjustment between (Map 110, Lots 19 & 20) Lots 19 & 20 on a 2.32 -acre lot and a 9.6 Special Permit at 43 Liberty Lane in the General Residential Zoning District.</p>			
<p>Owners: Christine & Brett Astin 43 Liberty Lane Barrington, NH 03825</p>		<p>Applicant: Stonewall Surveying PO Box 458 Barrington, NH 03825</p>	

Dear applicant:

This is to inform you that the Barrington Planning Board at its December 6, 2022, meeting **APPROVED** your application for the Lot Line adjustment.

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 the precedent conditions are not met within 12 calendar months to the day, the January 3, 2024, Board's approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

Conditions Precedent

Add the following to the Final Plan:

- a) Owner Signature(s).
 - b) Wetland Scientist Signature.
 - c) Professional Surveyor Signature.
 - d) Legend to 9.6 site plan and survey.
 - e) Please add note: The 9.6 Special permit is approved for construction in wetland buffer for an impact size of 240 SF.
- 1) At final submittal, all comments to applicant for Site Plan Review, Subdivision regulations shall be addressed.
 - 2) Any outstanding fees shall be paid to the Town.
 - 3) 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) 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