



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: May 16, 2023
 Date Decision Issued: June 6, 2023
 Case File #: 251-3,3.1,4 &4.1-GR-23-LL

NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</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: 251-3,3.1,4 &4.1-GR-23-LL (Owners: S & S Hart Family Revocable Trust, Nicholas & Kristin Fitts, Michael & Susan Newsky Family Trust) Request by applicants for a proposal to relocate lot lines from Map 251, Lots 3,3.1,4 & 4.1. Lot 3 was 1.48 acres will be 6.19 acres, Lot 3.1 was 1.34 acres will be 1.34 acres, Lot 4 was 12.45 acres will be 1.83 acres and Lot 4.1 was 2 acres will be 7.89 acres located on Province Road (Map 252, Lots 3,3.1,4, & 4.1) in the General Residential Zoning District.			
Owners: Nicholas & Kristin Fitts 65 Province Road Barrington, NH 03825	Michael & Susan Newsky Family TR 73 Province Road Barrington, NH 03825	S & S Family Rev Tr 55 Province Road Barrington, NH 03825	
Applicant: Joseph Berry 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 June 6, 2023, meeting **CONDITIONALLY APPROVED** your application referenced above.

Reviewed in accordance with the Town of Barrington, New Hampshire Subdivision Review Regulations (BSD 2022 V1) and the Barrington Zoning Ordinance, amended March 28, 2023. 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, June 6, 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 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.
 - e) Label wetland size.
 - f) Title Block Revision: Town of Barrington Planning Board approval.
- #2) The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the submitted plan.
- #3) Any outstanding fees shall be paid to the Town.
- #4) 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 the Subdivision 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