



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

jhuckins@barrington.nh.gov

NOTICE OF DECISION

[Office use only]	Date certified:	As built received:	Surety returned
<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: 216-1-GR-22-(3) Sub (Owner(s): Shane Carter. Request by applicant for a three-lot subdivision off a 10.68-acre lot located on Parker Mountain Road in the General Residence District, Tax Map 216, Lot 1.			
<p>Property Owner: Shane Carter Noble Homes, LLC P. O. Box 185 Deerfield, NH 03037</p> <p>Applicant (Contact): New Hampshire Land Consultants, PLLC 683C First NH Turnpike Northwood, NH 03261</p> <p>Professional: Scott R. Frankiewicz, LLS New Hampshire Land Consultants, PLLC 683C First NH Turnpike Northwood, NH 03261</p>			

	Dated: March 1, 2022
--	----------------------

Dear applicant:

This is to inform you that the Barrington Planning Board at its March 1, 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 six (6) calendar months to the day, by September 1, 2022, 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) This plan received Special Exception approval from the Zoning Board on 12-15-21 for Section 4.1.2 of the Zoning Ordinance.
 - b) This approval incorporates a waiver from the Planning Board from Section 14.1.1 of the Subdivision Regulations to allow above-ground utilities from the street up to the first driveway, or for 125 feet, whichever is further.
- #2) Add the following to the Plan:
 - a) Owners' Signature
 - b) DOT Approval #
 - c) State Subdivision Approval #'s
 - d) Wetland Scientist Stamp and Signature
 - e) NHDES Shoreland Permit #
 - f) Location of mailboxes
 - g) Street name sign and location
- #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.

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) The applicant's engineer shall certify in writing the improvements have been constructed as approved prior to the issuance of a certificate of occupancy.

(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,

John Huckins

Zoning Administrator

cc: File