



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 14, 2023  
 Date Decision Issued: September 5, 2023  
 Case File #: 234-56-GR-23-2Lots

**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>  |                 |                    |                 |
| <b>Re: Request by applicant for a Minor Subdivision application for a two-lot subdivision with waivers on Map 234, Lot 56, located off Oak Hill Road in the General Residential Zoning District. Lot 56 is currently 51.72 acres, and the proposed subdivision would make Lot 56 12.09 acres and Lot 56-1 would be 39.63 acres.</b> |                 |                    |                 |
| <p><b>Owner:</b> Todd P. Dudley<br/>         168 Oak Hill Road<br/>         Barrington, NH 03825</p> <p><b>Applicant:</b> Joel Runnals<br/>         Norway Plains Associates, Inc.<br/>         PO Box 249<br/>         Rochester, NH 03866</p>   |                 |                    |                 |

**Dear applicant:**

This is to inform you that the Barrington Planning Board at its September 5, 2023, meeting **CONDITIONALLY APPROVED** your application referenced above.

The application has met all the Town's Ordinances and Regulations in accordance with the Town of Barrington, New Hampshire Subdivision Regulations, amended August 1, 2023, and the Barrington Zoning Ordinance, amended March 28, 2023.

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, September 5, 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 September 5, 2023, Planning Board Meeting, Board approved waivers for:
  - i) The requirement of showing only the structures and features that are on proposed Lot 56 and the area of interest (AOI) on Lot 56-1 and not outside the AOI or on the abutting lots in Article 5.3.1(8) of the Subdivision Regulations.
  - ii) The requirement of showing only the natural features that are on proposed Lot 56 and the area of interest (AOI) on Lot 56-1 and not outside the AOI or on the abutting lots in Article 5.3.1(9) of the Subdivision Regulations.
  - iii) The requirement of test pit data to use the NHDES approved (eCA2016102124 dated 10-21-2016) septic design on Lot 56 in lieu of performing new test pits in Article 5.3.2(4) of the Subdivision Regulations.

#2) Add the following to the Plan:

- a) Zoning Districts on all properties.
- b) Owners' Signature.
- c) Wetland Scientist Signature.
- d) Professional Surveyor Signature.

#3) Subdivision Recording fees to be paid.

- a. Exact recording fee & return shipping to be determined by the Strafford County Registry of Deeds. (Payments will need to be payable to The Strafford County Registry of Deeds.) Town staff will provide the cost when plans are submitted for the Planning Board Chair.
- b. LCHIP (\$25 Payable to The Strafford County Registry of Deeds.)

#4) Certificate of Monumentation Installation submitted to the Town.

#5) At final submittal, all outstanding comments to applicant from Town Planner Subdivision regulations shall be addressed.

#6) Prior to obtaining Board signature, the Applicant shall submit two (2) full size paper copies of the subdivision plans, one (1) 11' x 17' copy and .pdf/a format file format with supporting documents as required 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 subdivision 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