



Planning & Land Use Department  
 Town of Barrington  
 PO Box 660  
 333 Calef Highway  
 Barrington, NH 03825  
 603.664.0195  
[VPrice@barrington.nh.gov](mailto:VPrice@barrington.nh.gov)

Date of Application: August 16, 2023  
 Date Decision Issued: December 5, 2023  
 Case File #: 250-39-NR-23-2Lots

## NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As builts 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><b>RE: Request by applicant for a Minor Subdivision application for a two-lot subdivision with waivers on Map 250, Lot 39, located on Beauty Hill Road in the Neighborhood Residential Zoning District. This would result in Map 250, Lot 39 is currently 12.20 acres, and the proposed subdivision would make Lot 39 2.05-acres and Lot 39-1 would be 10.03 acres.</b></p>			
<p><b>Owners:</b> Loren Valliere &amp; Zachary Tucker            190 Beauty Hill Road            Barrington, NH 03825</p> <p><b>Applicant:</b> Joel D. Runnals, LLS            Norway Plains Associates, Inc.            PO Box 249            Rochester, NH 03866</p>			

**Dear applicant:**

This is to inform you that the Barrington Planning Board at its December 5, 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, December 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, the Board approved waivers for:
  - i) The requirement in Article 5.3.1(8) of the Subdivision Regulations. Plan showing only the structures and features that are on proposed Lot 39 and the area of interest (AOI) on Lot 39-1 and not outside the AOI or on the abutting lots.
  - ii) The requirement in Article 5.3.1(9) of the Subdivision Regulations. Plan showing only the natural features that are on proposed Lot 39 and the area of interest (AOI) on Lot 39-1.
- b) At the September 20, 2023, Zoning Board of Adjustment Meeting, the Board **GRANTED**:
  - i) A Special Exception from Article 4, Section 4.1.2 Lot Frontage to allow the access to the proposed Lot 39-1 from 190 Beauty Hill Road will be within the proposed 30' wide common driveway easement.
  - ii) A variance from Article 4, Section 4.1.1. Table 2 to allow a front setback of 19' where 40' required at 190 Beauty Hill Road.

#2) Add the following to the Plan:

- a) Zoning Districts on all properties.
- b) Owners' Signature.
- c) Wetland Scientist Signature.
- d) Professional Surveyor Signature.
- e) NHDES Permit Number.
- f) State Subdivision Approval Number.

#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) Applicant to close the business or submit an updated approved minor site plan signed by the Planning Board Chair showing the decrease in the home business use on lot 39.
- #7) 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