



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: February 14, 2024
Date Decision Issued: May 7, 2024
Case File #: 108-1-GR/HCO-24-3Lots

NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i>	<i>Surety returned</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: Request by applicant for a Minor Subdivision for a 3-Lot subdivision to include two back lots with a waiver on 18.76 acres (Map 269, Lot 2) in the Regional Commercial Zoning District on Old Concord Turnpike (Route 4).			
Owner: Robert L. Diberto 334 Durham Road Madbury, NH 03825			
Applicant: Christopher R. 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 May 7, 2024, 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, May 7, 2025, 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 April 17, 2024, Zoning Board of Adjustment Meeting, the Board GRANTED, a variance from: Article 4, Section 4.1.3(5) Backlots which require driveways to be centered in this neck as much as possible and the neck kept clear and maintained for safety.
- b) At the April 17, 2024, Zoning Board of Adjustment Meeting, the Board GRANTED, a Special Exception from Article 4, Section 4.1.2 Lot Frontage to allow access to the proposed Lipizzan Drive in located in Nottingham, NH. from Article 4, Section 4.1.2 Lot Frontage to allow access to the proposed Lipizzan Drive in located in Nottingham, NH.
- c) At the May 7, 2024, Planning Board Meeting, the Board approved a waiver for the requirement for monuments for the lot being developed, shall be placed not more than 300 feet apart in any straight line per Section 8.8 of the Subdivision Plan 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.
- e) NHDOT Driveway Permit Number.
- f) State Subdivision Number.

#3) Applicant to provide a letter from the Town of Nottingham's Planning Board, or their designee, that the Nottingham Planning Board approves the residential lots that address the Covenants for the subdivision off of Lipizzan Drive. These conditions were set forth by the Barrington Board of Adjustment to include that anything done with this property would require Planning, and/or Zoning, approval from the Town of Nottingham in conjunction with the Planning Board of the Town of Barrington.

#4) Certificate of Monumentation Installation submitted to the Town. Proper and complete survey monumentation shall be installed on the properties as a condition to final approval of the application. The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the submitted plan.

#5) The Board shall require residential subdivision and lot line adjustment plans to be recorded with the Strafford County Registry of Deeds, once said plan is approved or approved with conditions. As provided for in RSA 676:4,I(g), the cost of said filing is considered an administrative expense and shall be borne by the applicant. The filing fee must be paid prior to recording.

- 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.)

#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.
- #2) Street view signage shall be 911 compliant and approved by the Town of Barrington.
- #3) E911 addressing for the three lots will have to be established.

(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

