



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: May 17, 2022  
Date Decision Issued: June 7, 2022  
Case File #: 269-7-GR-22-(2) Sub

### 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>			
<b>Re: 269-7-GR-22 (2) Sub</b> Request by applicant for a proposal for a 2-lot subdivision (Map 269, Lot 7) along with waivers located on Old Concord Turnpike, Two Mile Road and Hall Road and McDaniel Road in Nottingham, NH. Lot 7.1 would be 2.2 acres and Lot 7 would be the remaining 38.6+/- would remain undeveloped in the General Residential Zoning District.			
<b>Owners:</b> James W. Haley 366 Old Concord Turnpike Barrington, NH 03825			
<b>Applicant:</b> Joel D. Runnals,LLS PO Box 249 Rochester, NH 03866			

**Dear applicant:**

This is to inform you that the Barrington Planning Board at its June 7, 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 the precedent conditions are not met within 12 calendar months to the day, the June 7, 2023, Board's approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board. *Reference 8.2.3 of the Town of Barrington Subdivision Regulations.*

**Conditions Precedent**

#1) Add the following plan notes:

- a) At the June 7, 2022, Planning Board Meeting, Board approved waivers for:
  - i. 5.3.1(5) Surveyed property lines including angles or bearings, distances, monument locations and size of the entire parcel. Said plan must be attested to and stamped by a Licensed Land Surveyor licensed in the State of New Hampshire. Signature, seal, and license number shall be legible and included on the plan.
  - ii. 5.3.1(6) Existing grades and topographic contours at intervals not exceeding two (2) feet with spot elevations where the grade is less than five percent (5%).
  - iii. 5.3.1(8) The estimated location and use of all existing structures, including wells and septic systems, on the site and within 100 feet of the site.
  - iv. 5.3.1(9) Natural features such as streams, marshes, lakes, ponds, rock outcrops, wooded areas, significant trees, ledge, and other significant environmental features, including wetland areas as defined in the Zoning Ordinance.
  - v. 5.3.1(10) Man-made features such as, but not limited to, existing roads, stone walls, pedestrian ways, cemeteries, and other structures. The plan shall also indicate which structures are to be retained and which are to be removed or altered.
  - vi. 5.3.2 (16) Monuments.

- #2) Add the following to the Plan:
- a) 3.2.10(4) List of planning board waivers on final plan.
  - b) Add a Legend on the Plan per site regulation 3.2.7.
  - c) On final plan, the signature of the wetland scientist needs to certify final plan with signature and seal at final submittal.
  - d) On the final plan, the land surveyor needs to certify final plan with signature and seal at final submittal.
  - e) Add the NHDES Permit # to the plan
  - f) Add State Subdivision Approval Number to the Plan.
- #3) At final submittal, the owner shall provide notification to the Town, owner correspondence by certified mail to the property's conservation easement holder, the Natural Resource Conservation Service (NRCS). The correspondence shall reference NRCS decision on the lot line changes as they intersect the easement in the southern third of the new lot.
- #4) Any outstanding fees shall be paid to the Town.
- #5) 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) 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