



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 14, 2023  
 Date Decision Issued: September 5, 2023  
 Case File #: 269-7&7-1-GR-23-LL

**NOTICE OF DECISION**

| <i>[Office use only]</i>  | <i>Date certified:</i> | <i>As builds 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: 269-7&amp;7-1-GR-23-LL Request by applicant for a Lot Line Adjustment on Map 269, Lots 7 &amp; 7-1 with waivers on Hall Road in the General Residential Zoning District. This would result in Map 269, Lot 7 with 39.03 Acres and Map 269, Lot 7-1 with 80,511 SF/1.85 acres.</b></p> |                        |                            |                        |
| <p><b>Owners:</b> James W. Haley<br/>           366 Old Concord Turnpike<br/>           Barrington, NH 03825</p> <p><b>Applicant:</b> Joel D. 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 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 are 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 the 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, in Article 5.3.1(5) of the Subdivision Regulations.
  - ii) The requirement of showing only the structures and features that are on proposed Lot 7 and the area of interest (AOI) on Lot 7-1 and not outside the AOI or on the abutting lots in Article 5.3.1(8) of the Subdivision Regulations.
  - iii) The requirement of showing only the natural features that are on proposed Lot 7 and the area of interest (AOI) on Lot 7-1 the remaining 80-acre Conservation Easement area or on abutting lots, in Article 5.3.1(9) of the Subdivision Regulations.
  - iv) The requirement of 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, in Article 5.3.1(10) 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.
- 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) 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