Planning & Land Use Department
Town of Barrington
PO Box 660
333 Calef Highway
Barrington, NH 03825
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NOTICE OF DECISION

[Office use only	*Date certified:*	*As builts received:*	*Surety returned*

"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.

Proposal Identification:
203-7-GR-14-SD (Joseph & Virginia Carbaugh) Request by applicant for a 2-lot subdivision to create a back lot and a 9.6 Special Permit on a 10.52 acre lot at 282 Second Crown Point Road (Map 203, Lot 7) in the General Residential Zoning District. By Kenneth A. Berry, PE, LLS; 335 Second Crown Point Road; Barrington, NH 03825

Applicant:	Dated: August 11, 2014
Joseph & Virginia Carbaugh 282 Second Crown Point Road Barrington, NH 03825	

Dear applicant:

This is to inform you that the Barrington Planning Board at its August 5, 2014 meeting **CONDITIONALLY APPROVED** your application referenced above. A 9.6 Special Permit for impacts to the Wetland Buffer was approved as part of this application.

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 6 calendar months to the day, **by February 10, 2015**, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board. *Reference 8.23 of the Town of Barrington Subdivision Regulations*

Conditions Precedent

1 a) Add the owners signature to the final plan
b) Add the wetland scientist stamp & signature to the final plan

2) The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the plans.

3) This driveway will require a street name and everyone on this driveway will be required to have a new address. Written documentation must be provided that lot owners on this shared driveway understand this requirement.

4) Add the following plan notes:
   a) List Special Permit for Wetland Buffer 9.6
   b) Add the State Subdivision Approval number to the plan
   c) The driveway is required to have turnouts constructed every 250' (as required by the Fire Chief) and built to acceptable Town standard *(Reference 12.3.2 of the Barrington Subdivision Regulations)*

5) Town Counsel shall approve driveway easement language.

6) Any outstanding fees shall be paid to the Town

7) Proper and complete survey monumentation shall be installed on the properties as a condition to final approval of the application. Granite bounds shall be set at the intersection of existing or proposed lot sidelines with existing proposed streets. Iron pins (pipe or rod) are to be placed at all property line corners and angles, and all points of curvature and points of tangency. Monuments for the lot being developed shall be placed not more than 300 feet apart in any straight line. The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the submitted plan. *(Reference 8.8 of the Town of Barrington Subdivision Regulations)*

8) Final Drawings (a) three sets of large black line (b) plus one set of 11"X17" final approved plans (c) one electronic version by pdf or CD must be on file with the Town. Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the plans. Note. If there are significant changes to be made to the plans, as specified above, one full size check print must be sent to the Land Use Office for review prior to producing these final drawings.

General and Subsequent Conditions

1) The Code Enforcement Officer will inspect and approve the wetland buffer restoration prior to the issuance of a certificate of occupancy.

2) Other permits. It is the responsibility of the applicant to obtain all other local, state, and federal permits, licenses, and approvals, which may be required as, part of this project. Contact the Town of Barrington Code Enforcement Department at 664-5183 regarding building permits.

3) Current Use subject property or a portion of it is presently in Current Use. The applicant must provide the Town of Barrington Assessing Department a revised current use map and/or other items needed to assure that the requirements of RSA-79A and the New Hampshire Department of Revenue's Administrative Rules are satisfied.

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,

Marcia J. Gasses

Marcia J. Gasses
Town Planner & Land Use Administrator

cc: Kenneth Berry, PE, LLS
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