



BARRINGTON PLANNING BOARD MEETING

NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER

77 RAMSDELL LANE

Barrington, NH 03825

Tuesday September 5, 2017

6:30 p.m.

(Minutes approved September 19, 2017)

NOTE: THESE ARE SUMMARY ACTION MINUTES ONLY. A COMPLETE COPY OF THE MEETING AUDIO IS AVAILABLE AT THE LAND USE DEPARTMENT

Members Present

Fred Nichols, Chair
James Jennison, Vice Chair
Casey O'Brien-ex-officio
Jeff Brann
Richard Spinale
Steve Diamond

Alternate Member: Dan Ayer-ex-officio

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the August 1, 2017 Meeting Minutes.

Without objection the Board approved the August 1, 2017 meeting minutes.

ACTIONS ITEMS

2. [250-19-NR/SDAO-17-\(2\) Sub \(Owners: Richard R. & Gail C. Daigle\)](#) Request by applicant to subdivide a 22.66 acre lot into 2 parcels and waivers. Proposed Map 250, Lot 109.1 1.84 acres and

proposed Map 250, Lot 109 is 20.82 acres located at 20 Lee Road (Map 250, Lot 109) in the Neighborhood Residential (NR) and Stratified Drift Aquifer Overlay (SDAO) Zoning Districts. BY: Randy Orvis; Geometres Blue Hills LLC, PO Box 277, Farmington, NH 03835.

F. Nichols gave a brief description of the application.

Randy Orvis from Geometres Blue Hills LLC was representing the applicants Richard and Gail Daigle for a 2 lot subdivision. Randy explained that the applicant would like to create a 1.84 acre lot off the 22.66 acre lot and leave the remaining 20.82 acreage with the house. Randy explained that the applicant went before the Zoning Board of Adjustment for a Special Exception to use the existing driveway for both lots on April 19, 2017 and this was granted. Randy explained that the house would be built close to the road.

F. Nichols reviewed what the applicant wanted to do.

J. Brann questioned the septic plan had no north arrow and he was trying to match up with the plot plan.

Randy Orvis explained that was the old septic plan.

J. Brann explained that it was the proposed septic plan for a 3 bedroom house and thought it was for the new lot.

M. Gasses asked if updated plans were available showing the wetlands.

Randy Orvis explained that he did not have the revised plans showing the wetlands. Randy stated that he was out on the property, delineated the wetlands, and can show them on the final plan.

S. Diamond stated that would be good because there was a lot of wetlands on the site.

Randy Orvis explained that he was not delineating the whole 20 acres only the area around the existing home.

S. Diamond asked if the applicant was aware that on the GIS mapping that it was showing a lot line dispute.

Randy Orvis stated that he was not aware of any dispute. He explained that the GIS is not a survey of the land.

M. Gasses explained that she believed that most of this land abutted Beauty Hill Road and there have been multipliable areas that have been surveyed from different sides of this property. She explained that the disputed boundary had no effect on this application.

Randy Orvis stated that this entire property has been surveyed in the past. If an abutter disputes the property lines it was up to them to get a surveyor to have their property surveyed.

S. Diamond questioned that it looked like the driveway was on both lots.

Randy Orvis explained that was correct and that is why there was a special exception by the ZBA and there was no proposal to build a new driveway.

S. Diamond asked if any lots in the future would lose access to the road.

Randy Orvis explained that no lots would lose access to the road and a new deed would be done if either property sells.

F. Nichols addressed the waivers as follows:

Requested Waivers:

- 1. 5.3.1(6) Topography** – Staff recommends the Board grant the waiver from topography, all topography is shown on the new lot and the remaining land is 20+ acres and contains an existing home and driveway.

A motion was made by J. Jennison and seconded by J. Brann to grant the waiver on the remaining 20+ acres as not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not contrary to the spirit and intent of the regulations. The motion carried unanimously.

- 2. 5.3.1(9) Natural Features** – Staff does not believe the material currently provided is specific enough to make a determination for wetland buffers in the immediate area of the home and disturbed areas. If the applicant is able to provide additional information at the hearing the Board could grant the waiver and require the additional wetland delineation be added to the final plan. Staff does not have an issue with having the additional information being provided as the impacts all exist and the material would only assist with any future disturbances. The septic approval shows the minimum requirements for affluent disposal but not for wetland buffer location.

A motion was made by J. Brann and seconded by R. Spinale to grant the waiver west of the current structure on Lot 109 as not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion carried unanimously.

A motion was made by R. Spinale and seconded by J. Jennison to accept the application as complete. The motion carried unanimously.

S. Diamond asked about why the wetlands on the plan are different then shown on ~~from~~ the GIS map.

Randy Orvis stated that he went out and flagged the wetlands in the field and he explained that the GIS is based on ariel photography.

F. Nichols opened public comment.

F. Nichols closed public comment.

M. Gasses read conditions precedents:



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

barrplan@metrocast.net

barrplan@gmail.com

**DRAFT
NOTICE OF DECISION**

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i> n/a	<i>Surety returned</i> n/a
"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: 250-19-NR/SDAO-17-(2)Sub Owners: Richard & Gail Daigle) Request by applicant to subdivide a 22.66 acre lot into 2 parcels and waivers. Proposed Map 250 Lot 109, 1.84 acres and proposed Map 250 Lot 109 is 20.82 acres located at 20 Lee Road (Map 250, Lot 109) in the Neighborhood Residential (NR) and Stratified Drift Aquifer Overlay (SDAO) Zoning Districts. *By Randy Orvis; Geometres			

Owner: Richard & Gail Daigle 20 Lee Road Barrington, NH 03825 Professional: Randy R. Orvis Geometres Blue Hills LLC PO Box 277 Farmington, NH 03835	Dated: XXXXX/2017
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Dear applicant:

This is to inform you that the Barrington Planning Board at its XXXXX, 2017 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 of the precedent conditions are not met within 6 calendar months to the day, by XXXXXX, 2018, the Boards 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)
 - a) Add the owners signature to the final plan
 - b) Add the wetland scientist stamp & signature to the final plan
 - c) Add State Subdivision Approval Number to the Plan

- 2) Revise the following plan notes
 - a) Correct the Zoning Designation to “Neighborhood Residential” Note #1 on sheets 1 & 2
- 3) Add the following plan revisions to the plans
 - a) Add “Class V” to Lee Road
 - b) Identify the proposed driveway easement by meets & bounds
 - c) Add wetlands delineation west of the dwelling on Lot 109
- 4) Add the following plan notes:
 - a) “A Variance was granted on April 19, 2017 from Article 4.1.1 Minimum Standards to allow a lot with 150’ of frontage where 200’ is required”
 - b) “A Special Exception was granted on April 19, 2017 from Article 4.1.2 to allow access from a side not its frontage”
 - c) A waiver was granted from 5.3.1(6) Topography on the entire remaining 20.82 acre lot (*Board granted*)
 - d) A waiver was granted from 5.3.1(9) Natural Features on the remaining 20.82 acre lot west of the current dwelling.
 - e) A waiver was granted from 8.8 requiring a granite bound in the driveway.
- 6) Town Counsel shall approve proposed driveway easement language
- 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) Any outstanding fees shall be paid to the Town
- 9) Final Drawings (a) five sets of 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) 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,

Marcia J. Gasses

Town Planner & Land Use Administrator

cc: File

Waiver:

8.8 Monumentation

F. Nichols opened public comment.

F. Nichols closed public comment.

A motion was made by J. Brann and seconded by R. Spinale to grant the waiver 8.8 requiring a granite bound in the driveway as not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion carried unanimously.

*A motion was made by J. Jennison and seconded by C. O'Brien to approve the 2 lot subdivision. Vote 5/1
Spinale-Yay
Brann-Yay
Jennison-Yay
Nichols-Yay
O'Brien-Yay
Diamond-Nay*

3. [239-2&235-2-TC-17-LL \(Owners: John & Linda Svenson & 1962 Real Estate LLC\)](#) Request by applicant for a lot line adjustment between Map 239-2 and Map 235-1 located at 625 Franklin Pierce Highway (Maps 239, Lot 2 and 235-1) in the Town Center (TC) Zoning District. BY: Chris Berry; Berry Surveying & Engineering, 335 Second Crown Point Road; Barrington, NH 03825.

F. Nichols read the following proposal:

The applicant proposed to conduct a lot line revision between Map 239 Lot 2 and Map 235 Lot 1, to increase the size of Map 239 Lot 2 for the purposes of making the lot more regularly shaped in accordance with the development plans for the project area.

Chris Berry from Berry Surveying and Engineering was representing 1962 Real Estate LLC and John & Linda Svenson who own 2 properties adjacent to Christmas Dove. The lot line adjustment would be on Franklin Pierce Highway (aka Route 9). Chris explained that this was a subject of the Zoning Board decision to allow future development toward the rear of the property as well of the rear of the abutting property. Chris explained that this was one step towards a larger development plan that the applicant has been working with the Zoning Board of Adjustment. Chris explained that they were trying to modify the smaller lot that was owned by 1962 Realty LLC, which was a pie shaped piece of land. The applicant would like to change the lot line to increase the lot size from 2.62 acres to 7.17 acres in size and explained that they were looking to also create a roadway system.

J. Brann asked that Chris Berry show the shape of the smaller parcel.

Chris Berry explained how the present and proposed lot line would be. Chris explained that there would be three recording sheets. Chris explained that the site review plan application would be modified to what the future plans would be. Chris stated that he would be working with NHDOT on the Franklin Pierce

Highway (aka Route 9) access point and if NHDOT agrees an application would be filed for the future project, not the lot line of adjustment.

A motion was made by R. Spinale and seconded by J. Brann to accept the application as complete. The motion carried 5/1 vote.

M. Gasses clarified that some of the items on the checklist can be submitted and some of the easement language can be supplied as a condition of approval. Marcia explained that just because the item was on the checklist doesn't make the application incomplete for the Board to take jurisdiction over.

J. Jennison questioned if the previous work was void in the development.

Chris Berry stated no and explained that this was part of the PUD discussion and does not void the previous discussion. Chris explained that this was part of moving forward.

M. Gasses explained that the density calculation that was granted was for single family homes if that was still what they intended to do.

F. Nichols questioned what was brought before the Board four years ago previously.

M. Gasses explained that the applicant came before the Board for design review and that was not binding. Marcia explained that the applicant was moving a couple of lot lines. Marcia explained that the density was approved by the Zoning Board of Adjustment and what came before the Planning Board was conceptual and design review. Marcia explained that the applicant was allowed to change the plan but the density stayed the same.

F. Nichols opened Public comment.

Franklin Jones an attorney from Rochester, NH was representing 1962 Realty LLC which was owned by Holy Rosary Regional Credit Union and was here to support the applicant.

F. Nichols closed Public comment.

M. Gasses read planner comments:

1. The lot line approval would be conditional upon a revised site plan approval for Map 235 Lot 1
2. Revise all references to SCRD Book 4266 to Book 4268
3. Plan reference note #12, page 1 needs to be revised for clarification (appears to be copy & paste error)
4. **Change** Note 5 on page 2&3 to commercial/residential "buffer" (4.2.4(6))
5. Clarify which sheets are to be recorded and which are to be on file with the Town; they appear Incorrect.
6. Note on the plan the prior Variances that were granted, although they do not affect the lot line adjustment. "Variances granted by the Town of Barrington Zoning Board of Adjustment on July 20, 2016 under Article 16 Planned Unit Development (PUD), Article 16.3.2 Minimum Lot Size/Lot Area, Article 16.3.2(2) Residential Uses, permitting the net density for a single family dwelling to be based upon 16,250 sq. ft. per dwelling. 16.5.2 Commercial Component requirements to allow 26.5% where 50% is required. Variance based upon area of lots 239-2/235-1, 2, 3. Variances expire July 20, 2021.
7. ~~Provide draft easement language for the parking area on Map 239 Lot 2. Strike out this note.~~

M. Gasses read Conditions Precedent:



Planning & Land Use Department
Town of Barrington
PO Box 660
333 Calef Highway
Barrington, NH 03825
 603.664.0195
barrplan@metrocast.net
barrplan@gmail.com

NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received: N/A</i>	<i>Surety returned: N/A</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>			
Proposal Identification: 239-2 & 235-2-TC-17-LL (Owners: John & Linda Svenson 1962 Real estate LLC) Request by applicant for a lot line adjustment between Map 239-2 and Map 235-1 located at 625 Franklin Pierce Highway (Maps 239 Lot 2 & Map 235 Lot 1) in the Town Center (TC) Zoning District. By Chris Berry; Berry Surveying & Engineering, 335 Second Crown Point Road; Barrington, NH 03825			

Applicant: 1962 Real Estate LLC 40 Wakefield St. Rochester, NH 03866 John & Linda Svenson PO Box 10 Barrington,	Dated: XXXXX, 2017
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Dear applicant:

This is to inform you that the Barrington Planning Board at its XXXX, 2017 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 of the precedent conditions are not met within 6 calendar months to the day, by **XXXXX, 2018**, 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 approval is contingent upon the Site Plan for Map 235 Lot 1 being amended
- 4) Add the following Notes to the Plan:
 - a) "Variances granted by the Town of Barrington Zoning Board of Adjustment on July 20, 2016 under Article 16.3.2, Minimum Lot Size/Lot Area; Article 16.3.2(2) Residential Uses, permitting the net density for a single family dwelling to be based upon 16,250 sq. ft. per dwelling. Article 16.5.2 Commercial Component requirements, to allow 26.5% where 50% is required.
Variances were based upon total land area of Lots 239-2, 235-1, 235-2, and 235-3. Variances expire July 20, 2021."
- 5) Revise the following Plan Notes:
 - a) Revise all references to SCRD Book 4266 to Book 4268
 - b) Please revise Note #12 on page 1 for clarification
 - c) Revise Note #5 on pages 2 & 3 from 'commercial/residential setback' to "commercial/residential *buffer*" (ZO 4.2.4(6))
- 6) Clarify which sheets are to be recorded and which are to be on file with the Town; there appears to be an error.
- 7) Any outstanding fees shall be paid to the Town
- 8) For lot line adjustments the applicant shall submit to the Land Use Office a copy of the signed and notarized deed which will effect the conveyance of the subject property before the plat is certified by the Planning Board. Once the plat is certified the deed must be recorded simultaneously with the plat. For Lot Line Adjustments where the property is in the same ownership corrective deeds incorporating the adjustment must be provided.
- 9) Final drawings. (a) five sets of large black line plus (c) one set of 11"x17" final approved plans plus (d) 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. If there are significant changes to be made to the plans, as specified

above, one full size paper check print must be sent to the Planning Department for review prior to producing these final drawings.

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

Town Planner & Land Use Administrator

cc: Kenneth Berry, Berry Surveying & Engineering

File

A motion was made by J. Jennison and seconded by C. O'Brien to approve the lot line revision. The motion carried unanimously.

4. [216-28,29,31-GR-17-LL \(Owner: Michael J. O'Connell Revocable Trust 2009\)](#) Request by applicant for a lot line adjustment between Map 216 Lot 28, Map 216 Lot 29 and Map 216 Lot 31 with a proposed gifting of 110 acres of undeveloped land (Lot 29) to Southeast Land Trust located on Old French Mill Road (Map 216, Lots 28,29 & 31) in the General Residential (GR) Zoning District. BY: Joel Runnals; Norway Plains Associates, PO Box 249, Rochester, NH 03866.

F. Nichols explained that there was some information that the Board had not received from the applicant and would rather continue the application until the next public hearing meeting which would be October 3, 2017. F. Nichols stated that he would not like to go through the waivers until October 3, 2017.

Joel Runnals from Norway Plains Associates, LLC explained that he had the additional information.

M. Gasses explained that the only problem was that she spoke to the town attorney and the materials were not received at least 21 days prior to the meeting.

Joel Runnals from Norway Plains was representing Michael J. O'Connell for a lot line adjustment between Lots 28, 29 and 31. Joel explained the applicant lives on Lot 31 and was in the process of gifting 110 acres of undeveloped land on Lot 29 to Southeast Land Trust (SELT). Joel explained that the proposal was to change the lot line on Lot 28 from 13.5+/- to 5.2+/- and Lot 31 from 11.3+/- to 5.02+/- . Joel also stated that he had waivers to address.

J. Brann questioned the driveways.

Joel Runnals explained that there was a bridge.

F. Nichols continued the applicant for consideration to October 3, 2017.

5. [269-7-GR-17-\(2\) Sub \(Owner: James W. Haley\)](#) Request by applicant to subdivide a 44.6 +/- acre lot into 2 parcels and waivers. Proposed Map 269, Lot 7.1 1.865 acres and proposed Map 269, Lot 7 is 42.7+/- acres some of Lot 7 is in conservation, located 366 Old Concord Turnpike (Map 269, Lot 7) in the General Residential (GR) Zoning District. BY: Joel Runnals; Norway Plains Associates, PO Box 249, Rochester, NH 03866.

F. Nichols explained to the Board that the proposal was to subdivide Tax Map 269, Lot 7 and create one new Lot 7.1. Lot 7.1 will be 1.865 acres with the remaining Lot 7 remaining 42.7+/- acres.

Joel Runnals from Norway Plains representing James W. Haley for a 2 lot subdivision. Joel explained that the applicant was proposing to subdivide 1.865 of 44.6+/- acres. Joel explained that State subdivision approval and also approval received from Nottingham. The reason was because the piece of land was between two towns.

M. Gasses explained that this needed to be done the same as the Huckins subdivision was done by the Board.

S. Diamond asked where the Town line was.

Joel Runnals explained where the Town line was.

J. Brann asked about public utilities waiver along Hall Road questioning if there were underground utilities.

Joel Runnals explained there are just the overhead power lines.

M. Gasses explained that the underground utilities were usually in a new subdivisions. Marcia explained that when you go to the registry of deeds they do not like a lot of lines showing on the plans.

S. Diamond questioned the spot for the subdivision.

Joel Runnals explained that most of the remainder of the land was in conservation.

F. Nichols addressed the waivers as follows:

Requested Waivers:

1. 5.3.1(5) Surveyed property lines ...of the entire parcel.

A motion was made by J. Jennison and seconded by J. Brann to grant the waiver from surveying the entire parcel as not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion carried unanimously.

2. 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%).

A motion was made by F. Nichols and seconded by J. Brann to grant the waiver as not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion carried unanimously.

3. 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.

A motion was made by C. O'Brien and seconded by J. Jennison to grant the waiver as not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion carried unanimously.

4. **5.3.1(9)** Natural features such as streams, marshes, lakes, ponds, rock outcrops, wooded areas, significant environmental features, including wetland areas as defined in the Zoning Ordinance.

A motion was made by J. Brann and seconded by C. O'Brien to grant the waiver as not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion carried unanimously.

5. **5.3.1(10)** Man-made features such as, but not limited to, existing roads stonewalls, pedestrian ways, cemeteries, and other structures.....

A motion was made by J. Brann and seconded by R. Spinale to grant the waiver as not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion carried unanimously.

6. **5.3.1(11)** The size and location of all existing public and private utilities, including off-site utilities to which connection is planned and any underground storage tanks, abandoned or in use.

*A motion was made by J. Jennison and seconded by J. Brann to grant the waiver **as not granting the waiver** would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion carried unanimously.*

A motion was made by R. Spinale and seconded by J. Brann to accept the application as complete. The motion carried unanimously.

F. Nichols open Public comment.

Dan Ayer stated the Conservation Commission had no concerns.

F. Nichols closed Public comment.

J. Brann questioned the memo received from the Conservation Commission with the recommendation that before construction take place on the new lot the contractor delineate the wetland buffer.

M. Gasses explained that the Land Use office stamped the building permit with erosion control measures in place but could also add to other notes on the Notice of Decision.

Requested Waiver:

8.8 Monuments.

A motion was made by J. Brann and seconded by J. Jennison to grant the waiver requesting that only the proposed lot lines be monumented and those monuments be either re-bars or drills holes and not bounds as not granting the waiver would pose an unnecessary hardship to the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion carried unanimously.

M. Gasses read conditions precedents:

Commented [JB1]: When "as" inserted, lines formatted improperly; not sure how to fix.



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

barrplan@metrocast.net

barrplan@gmail.com

**DRAFT
NOTICE OF DECISION**

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i> n/a	<i>Surety returned:</i> n/a
<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>			
Proposal Identification: 269-7-GR-17-(2)Sub (Owner: James W. Haley) Request by applicant to subdivide a lot into 2 parcels and waivers. Proposed map 269, Lot 7.1, 1.865 acres and proposed Map 269 Lot 7, 42.7+/- acres, some of Lot 7 is in conservation, located on Old Concord Turnpike (Map 269, Lot 7) in the General Residential (GR) Zoning District. By: Joel Runnals; Norway Plains Associates, PO Box 249, Rochester, NH 03866			

Owner: James W. Haley 366 Old Concord Turnpike Barrington, NH 03825 Applicant (Contact): Joel D. Runnals Norway Plains Associates, Inc. PO Box 249 Rochester, NH 03866	Dated: XXXXX/2017
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Dear applicant:

This is to inform you that the Barrington Planning Board at its XXXXX, 2017 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 of the precedent conditions are not met within 6 calendar months to the day, by XXXXXX, 2018, the Boards 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)
 - a) Add the owners signature to the final plan
 - b) Add the wetland scientist stamp & signature to the final plan
 - c) Add State Subdivision Approval Number to the Plan
- 2) Add the following plan revisions to the plans
 - a) Show a proposed driveway entrance meeting the requirement of 300' of sight distance.
 - b) Label Hall Road Class V
 - c) Label Two Mile Road Class VI
 - d) Add approval block for the Nottingham Planning Board
- 3) Add the following plan notes:
 - a) Wetland Buffer Regulations apply to the entire Map 269 Lot 7 and any proposed future disturbance of the lot will require wetland delineation.
 - b) Final approval of this subdivision requires approval of the proposed subdivision by the Town of Nottingham.
 - c) Add waivers granted:
 1. 5.3.1(5) Surveyed property lines ...of the entire parcel. *(Board granted)*
 2. 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%). *(Board granted)*
 3. 5.3.1(8) The estimated location of all existing structures *(Board granted)*
 4. 5.3.1(9) Natural features *(Board granted)*
 5. 5.3.1(10) Man-made features *(Board granted)*
 6. 5.3.1(11) The size and location of all existing public and private utilities, including off-site utilities
7. ~~8.8~~ Monuments – Granite Bounds
 - d) Silt fencing is to be established at the edge of the wetland buffer prior to any disturbance of the site.
- 4)# Proper and complete survey monumentation shall be installed on the properties as a condition to final approval of the application. ~~Granite bounds~~ Iron pins 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)*
- 5) Any outstanding fees shall be paid to the Town

Commented [JB2]: Formatting/numbering issue

- 6) Final Drawings (a) five sets of black line (b) plus one set of 11”X17” final approved plans. 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) 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,

Marcia J. Gasses

Town Planner & Land Use Administrator

cc: File

A motion was made by R. Spinale and seconded by J. Brann to accept the 2 lot subdivision. The motion carried unanimously.

COMMUNICATIONS RECEIVED

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

6. Review of a request for a building permit on Stadig Road, a Private Road/Class VI, for Bruce and Pamela Trefethen (Map 122, Lot 18).

Without objection the Board agreed to send a letter to the Selectmen stating that they knew of no pending projects or conditions that would hinder the issuing of a building permit. The Board concurs with the recommendations of Peter Cook, Road Agent.

7. Review of a request for a building permit on 46 Birch Lane a Private Road/Class VI, for Katherine and Patrick Edwards (Map 117, Lot 16).

Without objection the Board agreed to send a letter to the Selectmen stating that they knew of no pending projects or conditions that would hinder the issuing of a building permit. The Board concurs with the recommendations of Peter Cook, Road Agent.

8. 2017 Municipal Law Lecture Series

Confirm with Barbara if going to Law Lecture Series so she can sign you up.

9. Discussion on forming a subcommittee for the Economic Development Chapter of the Master Plan.

Fred Nichols and Steve Diamond are interested in being part of the subcommittee. M. Gasses will contact engineering to see if he can attend the next meeting September 19, 2017.

SETTING OF DATE, TIME AND PLACE OF NEXT MEETING AND ADJOURNMENT

The next meeting will be on September 19, 2017 at 6:30 p.m. at the ECLC 77 Ramsdell Lane.

Without objection the meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Barbara Irvine