

Planning Board Meeting
Meeting Room, Town Administration Building
April 1, 2010 - 7:00 PM
Public Hearings with applicants

Members present: Chairman John Huckins
Edward Lemos
Alan Kelley
David Mott
Steve Oles
Dawn Hatch (Alt)

Chairman Huckins opened the meeting at 7:00 PM. Packets were given to each member. Hatch said that the tests that had been done on the Town Hall concerning mold in the building had proven that at this time none exists. She said there continued to be other possible problems that are being worked on. She said if anyone wants to continue his/her hearing to May 6 they can. The Chairman called the roll of members present.

Hatch said Joel Runnals representing **File # 10/607 – Merl L. Bartels Living Trust** asked for continuance to **May 6** as he was waiting for the dredge and fill permit. Mott made a motion to continue the Merl Bartels plan to May 6, seconded by Lemos, all in favor. Hatch said that Town Administrator Carol Reilly told her that the planner would start her job on April 26. The first hearing was opened.

File # SR 10/376 – Peter Jones / Frank Jones Restaurant & Pub, LLC - Applicant
Lewis Palosky – Land owner
Rte. 125
Map 238, Lot 47
Continue to operate a restaurant formerly “Erica’s Place”
Increase seating to 32 with lounge for 15

Peter Jones represented his plan. He said he had lived in Barrington since 2000 And had been in the food business for 30 years. He said he would keep the same footprint but it would include a restaurant and pub, as well as the existing ice cream business. Jones said he had applied for his liquor license. He said his brother owned and operated the Frank Jones Brewery in Portsmouth and he intended to introduce this product in his restaurant.

Jones said that he had talked with the Fire Chief for what he required. He said that the bathroom would be ADA compliance. He said he had met with the Department of Transportation on the site. Hatch said that she had talked with Jim Driver, DOT who was satisfied with the plan. Jones said that there would be an entrance and exit which would be marked with signage.

Jones said there would be signs showing in and out. Jones said that the signs on the plan were within the right-of-way which Mr. Driver wanted set back on the property. He said Driver had no problem with the other signs.

Lemos asked about the existing sign. Jones said that the logo would be changed and remain externally lit as now exists. The new signs would be set 6 feet toward the building.

Hatch asked about the lighting; she said she had received complaints on other lighting that was shining in the road right-of-way. She said it should be shielded to stay on the site. Jones

asked if the operation would be grandfathered. Huckins said that any change in signs would have to meet the regulations.

The well radius granted to Jones from the school should show on the plan. He said he had received a verbal approval on the entrance / exit. He would get a sign off sheet. The liquor license was from the State. There were no abutters present and no one spoke on the plan. Mott made a motion to accept the application, seconded by Lemos, all in favor. Mott made a motion to grant conditional final approval, DOT amended permit, plan showing directional signs back off the ROW on the plan, well radius and easement with school on final plan, seconded by Oles, all in favor.

File # SR 10/377 - A.W. & Jules D'Antilio

Rte. 125

Map 238, Lot 42

Construct a 4-room bed and breakfast with owner/operator living quarters

Mike Sievert, MJS Engineering, PC represented the plan with the applicant. A. W. D'Antilio. The purpose of the site review is to add a 4 room bed and breakfast inn with owner /operator living quarters on the same site as his restaurant, salon, and spar. Sievert said that the inn would contain 4700 square feet, the restaurant – 1400 square feet, salon – 3500 square feet, and spar – 3000 square feet.

Sievert said that there were 82 parking spaces with 23 for employees. He said the area was flat with an on site well and septic system. Sievert said the application was for the inn which was shown on the plan. He said there would be no additional parking shown or needed and there was more than enough in place. Sievert said that the drive up and drop off area would be added and shown.

Sievert said that the impervious area on the site at present was 28% of the total area and with the new additions it would become 32%. He said there would be no surface runoff. He said they were adding a rain garden which would be a detention pond and an infiltration basin in the back. The well and septic system is in place and sufficient for the added use.

Sievert said that they were asking for 3 waivers, 4.9.4 – Parking Space and Aisle Requirements, 4.9.7 – Landscaping in Parking Lots, and 4.9.11 – Parking Area Surfaces. He said that the Fire Chief said that the width for one way traffic was 22 feet and two way 24 feet. He said he would talk with the Fire Chief for his input on this. He said he did not want to do angle parking as it would not work without an area for a turn-around.

Mott said that each waiver would need to be addressed in writing and voted on separately. Sievert said they would add to the landscaping but wanted a waiver from planting in the interior of the site. He said screening was proposed along the existing parking. Sievert said the back of the lot was used for snow storage. He said the new landscaping would be shown on the plan.

Sievert said the site was in the Town Center. Huckins said the waivers would need to be addressed at the next meeting. Sievert said they planned to use recycled asphalt on the driveway for the inn. Huckins asked if this worked well. Sievert said that it worked well as it was similar to processed gravel. He said the asphalt was good because it acts like an adhesive and was dust free. Sievert said it was harder to re-grade. Dante said that it had been down for 10 years and he had only regraded once. He said it was considered an impervious surface. He said it had an 89% compacted value where pavement was 98%.

Mott asked if the Fire Chief said the aisle had to be 24 feet would they redesign the plan. Sievert said he would talk with the Fire Chief as in his opinion it would not make sense. He said that he felt that 22 feet would qualify as adequate for a fire lane. He said Durham had 12 and 18 feet wide for emergency vehicles.

Sievert said that the DOT does not standardize roads, the minimum was 11 feet. Mott said that in malls was 22 to 24 feet with 24 feet was required in Dover. Lemos said that 22 feet would be minimal to be comfortable. Sievert said for parking spaces of 40 to 60 22 was used as a minimum width. He said that this was adequate.

Sievert said the state required 22 feet each side including 10 foot shoulders. He said parking spaces were 9 feet by 18 feet without stripping. Dante said that he wanted to keep the project looking like a country inn – bed and breakfast. Mott said it appeared that he was looking for something out of the 50s or 60s. He said Dante had a successful business and he wanted to address all engineering and safety issues.

Sievert said the front of the existing business was paved up to the area beyond the building with a one way loop. Huckins asked if anyone was against the recycled asphalt. No members were against it. Huckins said that if lines were needed to give more room the spaces could be a little larger.

Sievert said that they used 6 by 6 posts 9 feet on center and 9 feet apart. Huckins said that all of the waivers needed to be in writing and addressed separately. He said there 5 criteria that had to be answered for each one. Huckins said that the members needed to look at each answer and vote on each. He said this procedure was based on legal consul from a Court case.

Sievert said that DOT would be notified of the existing entrance which addition that would also use it. The change would be signed off by DOT. Sievert spoke about the drainage area. Dante said that he had tried to have a soccer field but could not because the area was too well drained.

Mott said that the drainage plan had been professionally engineered. He said that the review was excessive. He said there needed to be a deed reference on the plan. The elevation of the building was needed. Dante said it would be 2 stories, a manufactured house from New Style Homes in Rochester. It would be a 28' by 56' with pool tables sitting area, etc. The upper area would be the living space.

Huckins said we needed to see plans of the building as the site was in the Town Center that had architectural standards. A construction time table was needed. Dante said it would be done very quickly. Hatch suggested a time frame of 6 months to as year. Sievert said he would meet with the Fire Chief concerning the fire lane.

Sievert said there would not be any change in the lighting. Dante said the signage would change to include the inn but it had not been designed yet. He said it would be within the same footprint that now existed. He said in the future there would be a new sign. Huckins said we needed cut sheets for the lighting. Sievert said it would be the same type that was on the site.

Huckins asked if anyone wanted to speak on the plan. No one spoke for or against the proposal. He said that we did not think a complete review of the plan was needed as this was an addition to an approved site. Huckins said that the concern was drainage and keeping it on the site. He said a rain garden and a detention basin was shown on the plan.

Huckins told Sievert to meet with Hatch concerning the Berger review. Sievert asked to be continued to May 6. Oles made a motion to continue the Dante hearing to May 6, seconded by Lemos, all in favor.

File # LL 10/231 - Lenzi Family Revocable Trust

Lenzi Point & Young Rd. – lot line revision
Map 115, Lots 31, 32, 33, 34, & 35

Surveyor, Brian Lenzi represented the plan for his family. He said he had lived in the area since 1948. Lenzi said there were 5 existing lots; lot 32 had an existing residential use, lots 31 and 33 were owned by him and his brothers. He said his mother owned lots 34 and 35. He said his mother had passed away and the land cleared probate this week.

Lenzi said that there was a slight lot line change to lot 32 to give it more land. He said there would be 3 lots with 2 being non-conforming but larger than what now exists. Lot 31 combined with 33 would have 80,000 square feet. He said there were 2 camp lots that had no existing access but with the change in design they would have access from Young Road. Lenzi said this was an improvement over what existed.

Huckins said the changes in the lot lines improved the lots. Mott said they were making a situation better. He said this plan emulated the backlot regulation and makes the new lots comply as much as possible.

Huckins asked if anyone wanted to speak to the plan. There were no abutters present and no one spoke. Mott made a motion to accept the application as complete, seconded by Kelley, all in favor. Mott made a motion to grant final approval as the lots were being made better and less non-conforming.

Huckins said there was a note on the plan that stated that the shed would be removed and the barn/shed would be removed or relocated to meet the setbacks. Lenzi said this would be done to make the structure conforming. The hearings were closed.

Huckins said it appeared that we had many students attending the meeting. One said that it was a facilities class that had to attend a meeting and write a paper on it.

The Board moved to a discussion on the campground information. All agreed that the one that would fit the best was Wakefield's. Mott had edited it for tonight's discussion. Lemos said he thought that a campground should contain 25 acres or more. Huckins said with the 100 foot setbacks from the perimeter line he thought that 10 acres was a good amount of land. There would have to be a 100 foot naturally vegetated buffer or one planted if it did not exist.

Boat storage and sales and recreational vehicle storage was discussed. Hatch said storage could be limited to the renters within the campground. Two definitions would be added – recreational campground or camping park and camp site. Hatch will make the changes discussed and send a copy of the draft to Fire Chief, Rick Walker, Police Chief, Dick Conway, and Attorney Jae Whitelaw for their input. As soon as any comments or suggestions were returned it would be posted for the first public hearing. A copy of the draft and the changes are attached to the minutes.

The meeting adjourned at 9:20 PM, motion by Oles, seconded by Mott, all in favor. The next meeting will be held on April 8 to discuss the input from the residents that attended the conferences on Chapter 6 of the Master Plan on economics and fiscal conditions.

Dawn Hatch, Clerk

