



**BARRINGTON PLANNING BOARD  
BARRINGTON ELEMENTARY SCHOOL LIBRARY  
570 CALEF HIGHWAY  
BARRINGTON, NH**

**THURSDAY, January 20, 2011  
MEETING MINUTES**

**PRESENT:** John Huckins, Chair  
Allan Kelley  
Anthony Gaudiello-Alternate  
Jacqueline Kessler, Ex-Officio  
George Calef

**ABSENT:** Edward Lemos, DVM; Vice Chair  
Steven Oles  
David Vincent  
Dawn Hatch-Alternate

**STAFF:** Connie Brawders, Town Planner

**CALL TO ORDER**

The meeting was called to order by Planning Board Chair John Huckins at 7:15 PM

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

**MINUTES**

Transcribed meeting minutes for January 13 and 18 were incomplete due to severe winter storms and holiday.

## STAFF COMMUNICATIONS

1. Confirmation of meeting to discuss Bonds, Impact Fees and Off Sites.  
Carolyn Berryment has confirmed February 24, 2011 meeting at 7:00 PM to discuss Bonds, Impact Fees and Off-sites.
2. Metropolitan Transportation Plan Update.  
Marc Ambrosi, Transportation Planner with Strafford Regional Planning Commission, is soliciting input from local officials and community members on the Strafford MPO 2011-2035 Metropolitan Transportation Plan Update. The Planner would like to set up an ad hoc committee for those interested in transportation planning for Barrington.

Brief discussion ensued among Board members regarding prior transportation plans. Brawdres explained that today's transportation project plans were of an intermodal, or multimodal, approach encompassing pedestrian circulation plans, bike pathways, rail, and mass transit with the intent to move beyond foreign oil dependency and single passenger auto use.

The Board recommended that the Planner contact Vice-chair Ed Lemos who may have an interest in participating in the effort, as he had served on previous transportation plan committees.

3. Appointment Request  
Frederick Bussiere submitted an appointment request for nomination to serve on the Planning Board.
4. Proposed Administrative Changes  
Technical Review Schedule-  
Brief introduction by the Planner of proposed administrative changes for submitting cases for consideration to the Planning Board. Brawdres expressed concerns regarding last minute presentation of materials brought before the Board by applicants on the night of case hearing. She would like to assemble packets for members prior to the hearing, so that Board members may have an opportunity to review documents in advance, for consideration of their decision.

Brawdres asked the Board to consider for future discussion reducing the number of meetings per month.

*Ex-officio Member Kessler made the motion to continue on with the Agenda items, seconded by Board Member Calef. All voted in favor, five (5)- zero (0).*

## **ACTION ITEMS**

- 5. 10/610 (Fisheye Properties LLC) Request by applicant to develop a 12 lot single-family subdivision on a 46.22 acre site located at Young Road (Map 240/Lot 15) in the Neighborhood Residential (NR) Zoning District. Applicant: Fisheye Properties LLC, Wayne Stocker; P.O. Box 250; Union, NH 03887.**

Applicant has not submitted the drainage report, as asked by the Board on January 6<sup>th</sup>.

A memo was submitted from Road Agent Peter Cook on January 11, 2011 for consideration by the Board which expressed concerns regarding road impact and drainage impact the proposed subdivision may have on infrastructure. Cook states the town wide road analysis is in preliminary stages; therefore, the Road Agent advises that a roadway analysis of Young Road be performed by the applicant. Cook requested an explanation of reason for the offsite location of the fire cistern, which according to submitted plans, is shown across Young Road on a separate parcel. Cook opines studies and analysis be performed by the applicant and reviewed by the Town's Consulting Engineer of Record, Dubois and King, Inc., (18 Constitution Drive; Suite 8; Bedford, NH, 03110).

Ex-officio member Kessler addressed her concerns with issues of safety and impact on the Town's infrastructure the proposed subdivision may create. She has apprised the Board of Selectmen of these matters of concern.

Chair Huckins reminded the Board individual homeowners would be responsible for a drainage analysis plan; this condition would be listed as a deed restriction, as well as noted under the conditions for subdivision approval. Enforcement is under the direction of the building department prior to the issuance of a building permit.

Further discussion ensued. Member Kelley is looking for a process for implementation for follow through on stipulations for compliance. Huckins expressed his reservations with sending plans generally to the consulting engineer for general review. Brawdors responded by saying the Board has the right to request third party review of submitted plans in general. Kessler requests guidelines from town counsel as to when to seek third party review of plans.

Site line visibility was discussed. The Board further considered the applicants' request to waive off-site improvement fees. Discussion of number of driveways and driveway location as shown on the site plan ensued. The applicant has not provided the traffic memo as requested by the Board at the January 6 public hearing.

Brawders reminded the Board that they may have to consider if this is a Development of Regional Impact as this was a matter brought to the attention of the Planning Board by Pam Failing of the Barrington Conservation Commission at the January public hearing (RSA 36:54-36:58).

The Board conferred on the need for timely submittal of information by the applicant. Documents were due in the Land Use office on Tuesday January 18, following the Monday holiday; documents were delivered to the office the day of this work session. The Board discussed technical review deadlines for deliverables in order that the third party review may be completed in advance of the meeting.

A letter was introduced by applicants' attorney James H. Schulte (660 Central Avenue; Dover, NH 03820). The Board decided that the planner respond directly in writing to the attorney on behalf of the Planning Board with the following, "We have received your letter. We note several discrepancies between our records and yours. We look forward to continuing to work toward the processing of this application.

The Barrington Planning Board".

*Planning Board member Alan Kelley motioned to send the letter of response as dictated to Atty. Schulte; seconded by Kessler. The motion carried unanimously, five (5) to zero (0).*

**6. 10/528A (Gerrior Lane Trust) Request by applicant to amend a Site Plan to relocate and construct Detention Pond #2; amend Grading Drive from Route 4 to St. Matthews Drive (Map 268/Lots 1.6 & 1.7) in the General Residential (GR) Zoning District. Applicant: Peter Daigle, Esp. 1550 Falmouth Rd, Suite 10; Centerville, MA 02632.**

The Board reviewed the January 6, 2011 letter of response sent by MJS Engineering, PC (5 Railroad Street; Box 359; Newmarket, NH 03857) to recommendations made on October 6, 2010 by William Rollins, PE (The Louis Berger Group, Inc) regarding Detention Pond #2 and the bond estimates.

Regarding Item One, the Planning Board requires that a copy of the easement deed be sent to the Town's Attorney (Mitchell Municipal Group, PA; 25 Beacon Street East; Laconia, NH 03246) for review prior to plan approval.

Regarding Item Two, The Planning Board asks for clarification of minutes dated 10/07/2010 as they pertain to Mobilization, Engineering and Contingency costs.

Regarding Item Three, The Planning Board requests the updated drainage calculations be presented to the Louis Berger Group for review.

## **ADJOURNMENT**

With no further business, Ex-officio member Kessler made the motion to adjourn at 9:32 p.m. Member Kelley seconded the motion. The motion carried unanimously, five (5) to zero (0) in favor.

Respectfully submitted,  
AuBriana Morency,  
Temporary Staff