



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

**THURSDAY, FEBRUARY 3, 2011
MEETING MINUTES**

PRESENT:

John Huckins, Chair
Jacqueline Kessler, Ex-Officio
Alan Kelley
George Calef
Steven Oles
David Vincent
Anthony Gaudiello-Alternate

ABSENT:

Edward Lemos, DVM; Vice Chair
Dawn Hatch-Alternate

STAFF:

Connie Brawders, Town Planner

GUESTS:

Frederick Bussiere- Planning Board Applicant
Stephen Jeffery- Planning Board Applicant
John Wallace- Conservation Commission

CALL TO ORDER

The meeting was called to order by Planning Board Chair John Huckins at 7:21 PM

ROLL CALL

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

MINUTES REVIEW AND APPROVAL

- 1. Approval of January 6, 2011 Public Hearing Minutes and January 20, 2011 Regular Meeting Minutes. The agenda was amended to include review of January 13, 2011 Meeting Minutes and January 18, 2011 Special Meeting minutes.**

The Planning Board discussed the minutes of January 6, 2011 Public Hearing. Discussion ensued regarding typographical errors. Planning Board members will review the January 6, 2011 recording regarding Fisheye Properties, LLC to better understand intent and clarification of what was requested by the Board by the applicant. The Planning Board authorized the planner to order a copy of the American Planning Association's Planner Dictionary.

Ex- Officio Member Kessler moved to table January 6, 2011 Public Hearing Minutes so the Planning Board can review the recording for clarification and to correct the spelling errors and fix the minor corrections in the Boards review of the minutes. PB Member Oles seconded the motion. The motion carried unanimously, with a vote of seven (7) to zero (0) in favor.

January 20, 2011 Meeting Minutes were reviewed by the Board. PB Members Oles and Vincent abstained from voting, as they were not present at this meeting.

Ex-Officio Member Kessler moved to enter the minutes into the record for January 20, 2011. Member Kelley seconded the motion. The motion carried unanimously, five (5) to zero (0) in favor.

January 13, 2011 Meeting Minutes were reviewed by the Board. PB Members Oles and Vincent abstained from voting, as they were absent from the meeting.

Ex-Officio Member Kessler moved to enter the minutes into record for January 13, 2011. PB Member Kelley seconded the motion. The motion carried unanimously with a vote of five (5) to zero (0) in favor.

January 18, 2011 Meeting Minutes were reviewed by the Board. Ex-Officio Member Kessler would like a Voters Guide submitted to the public regarding matters to be voted. PB Member Vincent abstained from voting.

PB Member Oles moved to enter the minutes into record for January 18, 2011. Ex-Officio Member Kessler seconded the motion. The motion carried unanimously with a vote of six (6) to zero (0) in favor.

STAFF COMMUNICATIONS

- 2. Topic-Thermal Impacts of Stormwater BMPs, Thursday, February 17, 2011 12:30-3:30 PM. Location Hugh Green Conservation Center, 89 Depot Road, Greenland, NH.**

Planner Brawders recommended the attendance of the Planning Board.

- 3. Share letter with Board from abutter regarding France Road property.**

A letter was presented to the Board regarding issues of concern on France Road. Chair Huckins received the letter the night of the meeting and shared the letter with the Board at that time. The Planning Board agreed that the applicant should have sent the letter to Code Enforcement.

The Board requested clarification from the sender who was present in the audience. Abutter Stephen Jeffery (128 France Road, Barrington, NH 03825) discussed the contents of the letter and provided pictures of the France Road property. New Hampshire Department of Environmental Services gave three waivers to the France Property for the septic, under the understanding there was no place on the lot to put a septic without a waiver, and the owner implied that there was a pre-existing lot. NHDES regulations are a matter of Code Enforcement. DES approved the septic design, which lifted the cease and desist order put in effect because the septic encroached the wetland buffer zone.

Issues and concerns brought to the Board this evening are enforced through Code Enforcement. Brawders asked if Mr. Jeffery was satisfied with data and copies provided by the PB and Land Use office in regard to RSA 91-A, recognized as New Hampshire Right to Know Laws. Mr. Jeffrey stated compliance has been met and acknowledges there is nothing further that the Board can do regarding this matter he has raised.

CASES FOR CONTINUANCE

- 4. LL10/232 (Boundary Line Adjustment for Harry E. & Jacqueline E. Kessler) Request by applicant to adjust the boundary line between two existing, abutting lots of record, located at Kessler Way (Map 112/Lot 12.1 & Map 242/ Lot 33) in the General Residential (GR) and Highway Commercial Overlay (HCO) Zoning Districts. Applicant: Harry E. & Jacqueline E. Kessler; 4 Kessler Way; Barrington, NH 03825.**

Staff requests a continuance to March 3, 2011.

Ex-Officio Member Kessler recused herself from the Board.

PB Member Oles moved to approve the continuance to March 3, 2011. PB Member Kelley seconded the motion. The motion carried unanimously with a vote of six (6) to zero (0) in favor.

Ex-Officio Member Kessler returned to the Board.

- 5. SR10/383 (Aroma Joe's Coffee) Request by applicant to construct a drive through coffee shop within the northern most building on a 4.29 acre site located at 528 Calef Hwy (a/k/a 371 Route 125) (Map 238/Lot 49.1) in the Town Center (TC) & Stratified Drift Aquifer Overlay (SDA) Zoning Districts. Applicant: Marty McKenna; 63 Broadway; Dover, NH 03820. Staff requests a continuance to March 3, 2011.**

PB Member Oles moved to approve the continuance to March 3, 2011. PB Member Vincent seconded the motion. The motion carried unanimously with a vote of seven (7) to zero (0) in favor.

- 6. 10/528A (Gerrior Lane Trust) Request by applicant to amend a Site Plan to relocate and construct Detention Pond #2; amend Grading Plan; and review of surety for Phase 2 of the development located at Gerrior 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, Esq. 1550 Falmouth Road, Suite 10; Centerville, MA 02632. Applicant requests a continuance to March 3, 2011.**

PB Member Oles moved to accept the continuance to March 3, 2011. PB Member Vincent seconded the motion. The motion carried unanimously with a vote of seven (7) to zero (0) in favor.

ACTION ITEMS

- 7. (Frederick Bussiere) Vote on application to be recommended to the Board of Selectmen to be appointment member of the Planning Board. Applicant: Frederick Bussiere, 105 Sherborne Road, Barrington, NH 03825.**

The Board asked the applicant to come forward and tell the Board why he desires this appointment. The applicant stated he has lived in Barrington for 13-14 years and would like to "give back" to Barrington. The Board discussed how the applicant, who is a Real Estate Broker, has consulted for the Board in the past on matters of development. Members opined Bussiere would add a nice variety to the Board. Currently, there are no open positions for regular members;

however, the Chair recommended appointing the applicant as an alternate member through March until new appointments were made.

PB Member Oles moved to send a recommendation to the Board of Selectmen to add Frederick Bussiere to the Planning Board as an alternate. PB Member Vincent seconded the motion. The motion carried with a vote of five (5) in favor, to one (1) oppose, with one (1) abstain.

8. (Stephen Jeffery) Vote on applicant to be recommended to the Board of Selectmen to become a member of the Planning Board. Applicant: Stephen Jeffery, 128 France Road, Barrington, NH 03825.

The Board of Selectmen has already voted Stephen Jeffery into the Planning Board as an alternate.

PB Member Vincent recused himself from the Board.

9. 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 requested a continuance after the Agenda had been submitted.

PB Member Oles made a motion to accept the continuance to March 3, 2011. Ex-Officio Member Kessler seconded the motion. The motion carried unanimously with a vote of six (6) to zero (0) in favor.

PB Member Vincent returned to the Board.

ADJOURNMENT

With no further business, Ex-Officio Member Kessler made the motion to adjourn at 9:34 p.m.; PB Member Oles seconded the motion. The motion carried unanimously in favor, seven (7) to zero (0).

Respectfully submitted,
AuBriana Morency, Temporary Staff