



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

**THURSDAY, APRIL 14, 2011**

**MEETING MINUTES**

**\*Item 6 and Item 7 moved to the top of the Agenda.**

**PRESENT:**

John Huckins, Chair  
Alan Kelley; Vice Chair  
David Vincent  
Anthony Gaudiello  
George Calef  
Jacqueline Kessler- Alternate  
Stephen Jeffery- Alternate  
Steve Oles- Alternate

**ABSENT:**

Edward Lemos, DVM  
Michael Clark- Ex-officio  
Connie Brawders, Town Planner

**STAFF:**

AuBriana Morency, Temporary Staff Transcriptionist

**GUESTS:**

Robert Knowlton, 55 Calef Highway, Barrington  
Gail Knowlton, 55 Calef Highway, Barrington  
Brian Hadley, 102 Henry Law Avenue, Dover  
Susan Rice, 409 Franklin Piece Highway, Barrington

**CALL TO ORDER**

The meeting was called to order by Chairman John Huckins at 7:04 PM.

**ROLL CALL**

Members were introduced by the Chair confirming members and guests present as stated above.

PB Alternate Kessler designated by Chair for Vice-Chair Lemos.

PB Alternate Jeffery designated by Chair for PB Member Vincent.

## **STAFF COMMUNICATIONS**

- 1. Town Planner is excused from the meeting; however she formally recommends that the Planning Board to elect officers at the April 24, 2011 meeting when excused members, current vice-chair Edward Lemos, and ex-officio member Michael Clark are present for this procedural vote.**

Chair Huckins noted the Town Planner's recommendation of voting on Chair and Vice-chair on April 24, 2011. Chair Huckins expressed his concern of putting off the elections in lieu of absent members. Chair Huckins noted in 2010, there were only two meetings where all members were present. The Board agreed to only allow the five present full Board members to vote.

*PB Member Calef moved to hold the Chair and Vice-chair elections on April 14, 2011 meeting, in lieu of the rarity of all members being present, rather than postponing the election. PB Member Vincent seconded the motion. The motion passed, with a vote of four (4) in favor, to one (1) against.*

## **ELECTION OF OFFICERS**

- 2. Election of Chair and Vice-chair for 2011-2012.**

*PB Member Vincent nominated John Huckins to another term as Planning Board Chair. PB Member Calef seconded the nomination. The nomination passed unanimously, with a vote of five (5) in favor, to zero (0) against.*

*PB Member Vincent nominated Tony Gaudiello as Vice-chair. PB Member Calef seconded the nomination. PB Member Gaudiello respectfully declined the nomination.*

*PB Member Vincent nominated George Calef as Vice-chair. PB member Calef respectfully declined the nomination.*

*PB Member Gaudiello nominated Alan Kelley as Vice-chair. PB Member Vincent seconded the nomination. The nomination passed unanimously, with a vote of five (5) in favor, to zero (0) against.*

## **MINUTES REVIEW AND APPROVAL**

*\*Alternate member Oles motioned to hear Agenda Item 3 and Item 4 before Agenda Item 1. PB Alternate Kessler seconded the motion. The motion passed unanimously, with a vote of six (6) in favor, to zero (0) against.*

- 3. Approval of March 31, 2011 Minutes.**

The Board reviewed the March 31, 2011 Minutes. The Board discussed minor changes to be made on the Minutes.

*PB Member Kelley moved to approve the March 31, 2011 Minutes with the changes stated. PB Member Gaudiello seconded the motion. The motion passed, with a vote of four (4) in favor, to zero (0) against, with two (2) abstain.*

#### **4. Approval of April 7, 2011 Public Hearing Minutes.**

PB Member Vincent and PB Alternate Oles abstain from any discussion of the April 7, 2011 Public Hearing Minutes.

PB Alternate Jeffery stated that he mentioned Scattered and Premature development during the discussion of the Fisheye Application. The minutes do not reference the comments mentioned. Jeffery's "Scattered and Premature" document was distributed to all Board Members. Jeffery would like the document attached to the April 7, 2011 Public Hearing Minutes, along with a comment inserted that he mentioned it.

PB Member Gaudiello commented that the topic of Scattered and Premature did not hold substantial to the discussion nor the decision. The Scattered and Premature document will be attached to the end of the Public Hearing Minutes and a comment will be added including Jeffery's concern.

*PB Member Gaudiello moved to divide the motion to accept the minutes to those that apply to Village Place and everything else. There was no second.*

The Board discussed how the Town Attorney advised the approval of the meeting minutes. PB Member Gaudiello stated that he had participated in the review of meeting minutes up to Village Place, and will not be commenting on the review of Harbor Street minutes. PB Member Calef abstained from the discussion of the Harbor Street meeting minutes.

Chair Huckins opened the floor to public comments.

Susan Rice- There was a row of attendees that were missed by the Sign In sheet. Susan made a comment that there was discussion regarding leaving multiple access into her property, and making sure they were viable accesses. She would like to see the comment included in the meeting minutes. Rice also commented that there was discussion regarding sidewalks.

Chair Huckins closed public comments.

PB Alternate Kessler noted her confusion on regarding the lack of requirement for "Open Space".

*PB Member Kelley moved to approve the Harbor Street meeting minutes with changes. PB Alternate Kessler seconded the motion. The motion passed, with a vote of four (4) in favor, to zero (0) against, with four (4) abstain.*

*PB Member Kelley moved to approve the April 7, 2011 Public Hearing Meeting Minutes. PB Alternate Kessler seconded the motion. The motion passed, with a vote of four (4) in favor, to zero (0) against, with four (4) abstain.*

#### **ACTION ITEMS**

##### **5. Distribution of Planning Board Rules of Procedure for Discussion and Implementation.**

Vice-chair Kelley and member Gaudiello presented the Board with Planning Board Rules of Procedure for discussion and implementation. Member Gaudiello discussed

with the Board how the presented Planning Board Rules of Procedure came to be in its present state.

Draft is suitable for the rest of the Board to review and discuss, with enough time to post to the public. A Public Hearing will be needed for the Planning Board Rules of Procedure to be voted on and implemented.

The Board reviewed and discussed the contents of the presented Planning Board Rules of Procedure.

*PB Member Vincent moved the suggested Technical Review Schedule be removed as it was presented and rely back upon to the stated written ordinance that more comply with the statutes. PB Member Gaudiello seconded the motion. The motion passed unanimously, with a vote of five (5) in favor, to zero (0) against.*

### **NON-ACTION ITEMS**

*\*Item 6 and Item 7 moved to the top of the Agenda. PB Member Kelley moved to move Agenda Item 6 and Item 7 to the top of the Agenda. PB Member Oles seconded the motion. The motion passed unanimously, with a vote of six (6) in favor, to zero (0) against.*

### **Preliminary Conceptual Review**

- 6. SR09/368 (J & J Food 'N Fuels, LLC-Ving, LLC) Request by applicant for a Preliminary Conceptual Review to discuss a proposal for an outdoor dining area on a 2.87 acre site located at 55 Calef Highway (a/k/a Route 125)(Map 220/Lot 47) Applicant: Ving, LLC, Robert Knowlton; 55 Calef Highway; Barrington, NH 03825.**

The Applicant is proposing a deck for outside seating. There is current outside seating, with six tables, seating four at each table, which have been present since the previous business. There would only be one entrance and exit in the proposed deck outside seating. Original Use of the restaurant was approved for a 60 seat restaurant. The outside deck seating is posed for seven tables, sitting four to six each.

There is a wall within the restaurant that will be removed, to expand the inside seating area. The applicant will contact the building inspector for the interior changes. The applicant will not be changing inside seating, and will only be expanding the current seating area. The new proposed seating would allow for an 88 seating restaurant. The proposed deck would consist of an 18 feet by 18 feet seating area, with access through a swinging door.

The Board suggested the applicant review the septic design to make sure that the septic allows for 88 seating. The state will need to approve the septic design for increase of use. The applicant thinks the current septic allows for 84 seating use, so if the applicant wants to move up to 88, he would need a new septic design, or reduce the seating to 84 instead.

The applicant was advised to contact the New Hampshire Department of Transportation (NHDOT) for the Driveway Permit to allow for the increased use. The

Board also advised the applicant if the sign or lighting will be changed on the state highway, then to contact NHDOT as well. The applicant assured the Board that the only sign change to be made is to make the Pepsi sign from a bright white to a darker shade, which will make the sign more conforming.

The Board will need a state approval for expansion of use in order for the Board to approve an application. The applicant needs to have a completed application in by April 19, 2011 in order to be put on the May public hearing agenda.

**7. SR11/390 (Dante's Pasta & Adagio) Request by applicant for a Preliminary Conceptual Review to discuss a proposal for a Dance Studio in the basement level of the Adagio Spa building located at 567 Calef Highway (a/k/a Route 125)(Map 238/Lot 42) Applicant: Lindsey Hadley; Joy of Dance; 102 Henry Law Avenue; Dover, NH 03820.**

Brian Hadley came before the Board requesting information needed to include a dance studio in the basement of the Adagio Spa building.

Adagio Spa site plan approval includes fitness, and the applicant would like to add a Dance Studio. The Board determined that the building use will not be changing. The applicant stated that the current sign will be repainted to include the name of the dance studio, Joy of Dance.

Since the sign is already in use, and will only be repainted, the Board quoted Site Plan Review Regulations Article 5.2.8 Nonconforming Sign: 2, "Rewording of a sign for an existing use, and ensuring uniformity in background necessitated by the rewording, shall not be deemed to constitute sign alteration."

The Board determined that the applicant needs to take no action regarding the preliminary application.

## **OTHER BUSINESS**

**8. Review of Harbor Street**

The Board discussed the 100 ft buffer surrounding the proposed subdivision, and whom would the buffer belong to. PB Member Vincent clarified that Atty. McNeil thought the 100 ft buffer belonged to the individual lot owners, and was clarified at the April 7, 2011 Public Hearing Meeting.

The Board discussed the concept of "Open Space" and "Common Open Space" and the allowed usage.

**9. Swains Lake**

The amount of chemicals used to clean the water to be available for drinking has surpassed EPA standards, so the homes that rely on the drinking water of Swains Lake will be putting in wells to access clean water. The water demands can be met by the proposed wells. If the Planning Board has any comments regarding the wells, they requested that the Planning Board respond in 21 days.

PB Vincent commented; they are showing a couple of proposed well locations. Wells require a 400 ft well radius for public drinking. PB Member Vincent would like to assure that the 400 ft well radius is met.

PB Member Calef questioned; is there potential for the Town of Barrington to tie into the well for fire suppression? The Board would like the question brought to the Barrington Fire Chief.

#### **10. Review of Fisheye**

PB Member Vincent recused himself.

PB Member Kelley presented the Board with a list of questions and concerns regarding Fisheye Properties. The Board reviewed the concerns presented.

PB Member Calef expressed his concern with being presented with a document while a motion of adjournment was in progress, with having no time to review the document before hand.

*PB Member Gaudiello moved to postpone the discussion until April 28, 2011 Meeting. PB Alternate Kessler seconded the motion. The motion passed unanimously, with a vote of six (6) in favor, to zero (0) against.*

#### **ADJOURNMENT**

With no further business, Alternate Kessler made the motion to adjourn at 9:31 p.m.; Member Kelley seconded the motion. The motion carried unanimously, six (6) in favor to zero (0) against.

Respectfully submitted,  
AuBriana Morency, Temporary Staff