



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

**THURSDAY, May 26, 2011
7:00 p.m.**

MEETING MINUTES

PRESENT: John Huckins, Chair
Alan Kelley, Vice-chair
Michael Clark, Ex-officio
Anthony Gaudiello
Edward Lemos, DVM
George Calef

ABSENT: Jacqueline Kessler- Alternate
Steve Oles- Alternate

STAFF: Constance Brawders, Town Planner

GUESTS: None Present

ROLL CALL

Chairman John Huckins called the meeting of the Barrington Planning Board to order at 7:00 p.m. Members were introduced by the Chair confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of May 12, 2011 Regular Meeting Minutes.

Planning Board member E. Lemos moved to approve the May 12, 2011 meeting minutes. Planning Board member T. Gaudiello seconded the motion, which carried unanimously with a vote of six (6) - zero (0).

2. Approval of May 19, 2011 Regular Meeting Minutes.

The Board briefly discussed Hearthside Drive and is awaiting direction from the Town's Attorney, Jae Whitelaw (Mitchell Municipal Group, P.A.; 25 Beacon Street East; Laconia, NH 03246) in consideration of a rehearing for subdivision approval due to changes made in the field to the approved subdivision plan for the LaPrade Subdivision (06/533A).

The Board discussed the numbering of agenda items when items are added or taken out of order. There was no consensus of opinion. The Board next considered approval and changes to the May 19, 2011 minutes.

Vice-chair A. Kelley moved to approve the May 19, 2011 meeting minutes. Planning Board member E. Lemos seconded the motion, which carried unanimously with a vote of six (6) - zero (0).

STAFF COMMUNICATIONS AND

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

3. There were no Staff Communications.
4. Other Business That May Properly Come Before the Board.

LL11/235 (Boundary Line Adjustment for City of Rochester & Allain-Feuer)

The Board briefly discussed **LL11/235 (Boundary Line Adjustment for City of Rochester & Allain-Feuer)** which is to come before the Board at the June 2, 2011 Public Hearing. The applicant/owner is a Soil Scientist by profession and has submitted soil findings with this personal application. The Board is of the opinion that the applicant resubmits the soils report by a third party, as the submitted report may represent a conflict of interest. The Board requests that the Planner consult with the Local Government Center Legal Service Department to affirm that the Board's opinion is reasonable and not in legal conflict.

Planning Board member M. Clark moved to request advice from the New Hampshire Local Government Center Legal Service department to determine if a conflict of interest exists. Planning Board member T. Gaudiello seconded the motion, which carried unanimously with a vote of six (6) - zero (0).

Stanley H. Oliver Building Permit for Map 213/Lot 24

The Board clarified their vote of November 29, 2010 whereby they voted to authorize the issuance of a building permit for Stanley H. Oliver on Berry River Road, which is recognized as a Private Road, not a Class VI Road, as it had been previously stated in their vote.

Planning Board member E. Lemos moved to correct and amend the November 29, 2010 authorization of the issuance of a building permit for Stanley H. Oliver which is located on a Private Road, not a Class VI Road. Vice-chair A. Kelley seconded the motion, which carried unanimously with a vote of six (6) - zero (0).

Map of Barrington with New Road Names

The revised E-911 map and road names were provided for the Planning Board for a reference tool.

Planning Board Rules of Procedure

The DRAFT Planning Board Rules of Procedure have been submitted to Jae Whitelaw of the Mitchell Municipal Group (25 Beacon Street East; Laconia, NH 03246) for review and consideration. The Board is awaiting the opinion of legal counsel and will schedule Public Hearing accordingly.

Review of Subdivision Rules and Regulations and Site Plan Rules and Regulations

Proposed amendments for correction and clarification to Subdivision and Site Plan Rules and Regulations were discussed. The list is provided below and suggested changes will be forthcoming.

- Subdivision Rules and Regulations 6.1 Preliminary Conceptual Review, paragraph 1.
- Subdivision Rules and Regulations 12.4 Filing and Submission of Concurrent Application, paragraph 1.
- Subdivision Rules and Regulations 12.5 Action on Completed Concurrent Application, paragraph 1.
- Subdivision Rules and Regulations 5.5 General Application Process, paragraph 2-Application Completeness Review.
- (Town of Barrington Zoning Ordinance Article 6-Conservation Subdivisions: Frontage is not clarified under Table 3-Dimensional Standards for Detached Units on Individual Lots).
- (Town of Barrington Zoning Ordinance Article 6-Conservation Subdivisions: 6.2.2 Common Open Space: Village District is not addressed).
- Subdivision Rules and Regulations 14.2.4 Back lots Permitted.
- Subdivision Rules and Regulations 14.11 Topsoil.
- Subdivision Rules and Regulations 15.1, paragraph 3-Arrangement.
- Subdivision Rules and Regulations 15.1.2 Access v. 15.3.1 Number of Access Points to Roads v. 15.2.1 Road Design Standards Table 1-Road Design Standards: Type of Curb v. 15.8.8 Curbing.
- Subdivision Rules and Regulations Figure 4A-Road Design Standards and Guidelines: Driveways; Common Driveways bottom graphic.
- Subdivision Rules and Regulations 11.2 Decisions of the Board, paragraph 2-Satisfaction of the Conditions for Approval.

Conditional Approval of Plans

The Board referred to Subdivision Rules and Regulations 11.2 Decisions of the Board. The Board discussed satisfaction of conditions precedent and conditions subsequent of final plan approval and when final approval may require public hearing.

Chairman Huckins asked Vice-chair Kelley to prepare a letter to the Town's attorney, Jae Whitelaw, (Mitchell Municipal Group, P.A.; 25 Beacon Street East; Laconia, NH 03246) requesting clarification of conditional approval and requirement of duly noticing a Public Hearing for final approval when there is an outstanding engineers report for the purpose of discussing whether an engineer's report may be considered minor or administrative in nature as a satisfaction of conditions for approval.

ADJOURNMENT

With no further business, Planning Board member T. Gaudiello made the motion to adjourn at 9:05 p.m. Member E. Lemos seconded the motion. The motion carried unanimously, six (6) in favor to zero (0) against.

Respectfully submitted,
Constance M. Brawders
Town Planner