



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

**THURSDAY JUNE 9 2011
7:00 p.m.**

MEETING MINUTES

PRESENT:

John Huckins, Chair
Alan Kelley, Vice-chair
Michael Clark, Ex-officio
George Calef
Anthony Gaudiello

ABSENT:

Edward Lemos, DVM
David Vincent
Stephen Jeffery- Alternate
Jacqueline Kessler- Alternate
Steve Oles- Alternate

STAFF:

Constance Brawders, Town Planner

GUESTS:

Jason Pohopek; 669 Parker Mountain Road; Barrington
Sara Pollock; 367 Packers Falls Rd; Durham, NH 03824
Scott Calitri; 125 Longmarsh Road; Barrington

NOTE: THESE ARE SUMMARY ACTION MINUTES ONLY. A COMPLETE COPY OF THE MEETING AUDIO IS AVAILABLE THRU THE LAND USE DEPARTMENT.

*** The Board considered Other Business That May Properly Come Before the Board prior to Item #6**

CALL TO ORDER

Chair J. Huckins called the meeting of the Barrington Planning Board to order at 7:00 p.m.

ROLL CALL

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

MINUTES REVIEW AND APPROVAL

1. Approval of May 26, 2011 Regular Meeting Minutes.

Vice-chair A. Kelley moved to approve the May 26, 2011 meeting minutes. Planning Board member T. Gaudiello seconded the motion, which carried unanimously with a vote of five (5) - zero (0).

2. Approval of June 2, 2011 Public Hearing Minutes.

Ex-officio member M. Clark moved to table the review and approval of the June 2, 2011 public hearing minutes to June 9, 2011. Vice-chair A. Kelley seconded the motion, which carried unanimously with a vote of five (5) - zero (0).

STAFF COMMUNICATIONS

AND OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

3. Request for Information (RSA 91-A) Jason Pohopek, Pohopek Land Surveying & Septic System Design, LLC.

A copy of the letter of request for information dated June 7, 2011 pertaining to minutes of the June 2, 2011 meeting and copy of the email opinion regarding case submittal for Lot Line Adjustment 11/234 and Subdivision 11/613-Todd Calitri and Jason & Alison Pohopek from Mitchell Municipal Group, P.A., the Town of Barrington's legal counsel was presented to the Board for consideration. A digital copy of the meeting minutes will be provided for Mr. Pohopek. The Planning Board will defer the request for legal correspondence to Town Counsel Atty. Jae Whitelaw, (Mitchell Municipal Group, P.A. 25 Beacon Street East; Laconia, NH 03246) at the meeting with Counsel on June 16. The applicant was asked to submit in writing any questions they may have for Town Counsel pertaining to case submittal Line Adjustment 11/234 and Subdivision 11/613 and it was suggested by the Board that the applicant consider submitting an application to the Zoning Board of Adjustment for subsequent case *LL 11/236 & 11/614 - Lot Line Adjustment and Subdivision for Todd Calitri & Jason Pohopek* or to appeal the decision of Lot Line Adjustment 11/234 and Subdivision 11/613-Todd Calitri and Jason & Alison Pohopek.

4. Sign Notice of Rescission for case LL 11/234 and Subdivision 11/613 for Todd Calitri & Jason Pohopek.

The Chair reviewed and signed the notice of rescission which is to be mailed to the applicant.

5. Sign Notice of Decision for LL 11/235 Allain Feuer Family Revocable Trust of 2009 & City of Rochester.

The Chair reviewed and signed the notice of decision which is to be mailed to the applicant.

***OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD**

Other Business considered prior to Item #6

Ex-officio member M. Clark informed the Planning Board of the date, time and place of the joint meeting between the Board of Selectmen and Planning Board which has been determined to be July 6, 2011 at 6:30 p.m. at the Early Childhood Learning Center located at 77 Ramsdell Lane.

The Planning Board discussed the establishment of a strict adherence policy for case submittal documents so that the Board may have adequate time to become familiar with each case presentation. Vice-chair Kelley will draft a document to be inserted into the Rules of Procedure for review and opinion of the Town's Attorney, Mitchell Municipal Group, P.A.

Planning Board member G. Calef moved to establish a strict deadline adherence policy for case submittal documents. Planning Board member T. Gaudiello seconded the motion for discussion. The motion was withdrawn unanimously with a vote of five (5) - zero (0).

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

Planner Brawders suggested that the Board maintain and mark- up one copy each of the subdivision and site plan regulations for reference as the Board moves to prepare amendments.

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 and paragraph 3: clarify number of days and RSA.
- Subdivision Rules and Regulations 5.5 General Application Process, paragraph 2- Application Completeness Review and paragraph 3-Application Acceptance: Site the RSA for lead time.
- Subdivision Rules and Regulations 5.5 General Application Process, paragraph 2- Application Completeness Review: "RSA" is omitted.

- (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 Article 13- Conservation Subdivision: text amendment language from the Barrington Conservation Commission.
- Site Plan Rules and Regulations Article 6-Recreational Campgrounds and Camping Parks.
- Subdivision Rules and Regulations 14.2.4 Back lots Permitted: strike “before January 1, 1991”. Also, consider striking “conventional”.
- Subdivision Rules and Regulations 14.11 Topsoil.
- Subdivision Rules and Regulations Article 15-Road Design & Construction Standards: To be discussed in entirety with Selectmen.
- Subdivision Rules and Regulations 15.1, paragraph 3-Arrangement: Discuss and add “d” on AND.
- 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 15.4: Amend to include “and Driveways”.
- Subdivision Rules and Regulations Figure 4A-Road Design Standards and Guidelines: Driveways; Common Driveways bottom graphic.
- Subdivision Rules and Regulations, Table 1-Road Design Standards. Type of Curb: correct 15.9.10 to read 15.8.8.
- Clarify for consistency numbers of dwelling units on roads.
- Avoid redundancy and refer to figures or tables within paragraphs.
- Compare graphics with description. Make sure they comply with Regulations.
- Subdivision Rules and Regulations 11.2 Decisions of the Board, paragraph 2-Satisfaction of the Conditions for Approval.
- Subdivision Rules and Regulations Decisions of the Board-11.2 paragraph 4-Final Approval or Approval Subject to Conditions Subsequent should reference 11.1 not 13.1.
- Consider discontinuing print copies of Regulations and maintain Regulations on line.

NON-ACTION ITEMS

Preliminary Conceptual Review

7. Atlantic Trade Park, LLC - Formerly known as C & A Sullivan Enterprises, Inc. (SR03/250)

Request by applicant to discuss an amendment to Site Plan approval for a twelve unit professional/business park by increasing the number of units to fourteen, on a 9.25 acre site located at 232 Calef Hwy (Map 223/Lot 8) in the Regional Commercial (RC) and Stratified Drift Aquifer Overlay (SDA) Zoning Districts Applicant: Paul Hamblett; Atlantic Trade Park, LLC; P.O. Box 451 New Castle, NH 03854

Request by applicant to continue to June 23, 2011.

ADJOURNMENT

With no further business, Vice-chair A. Kelley made the motion to adjourn at 9:45 p.m. Member G. Calef seconded the motion. The motion carried unanimously, five (5) in favor to zero (0) against.

Respectfully submitted,
Constance M. Brawders, Town Planner