



**BARRINGTON PLANNING BOARD
EARLY CHILDHOOD LEARNING CENTER
77 RAMSDELL LANE
BARRINGTON, NH**

**THURSDAY JUNE 23 2011
7:00 p.m.**

MEETING MINUTES

PRESENT:

John Huckins, Chair
Alan Kelley, Vice-chair
Michael Clark, Ex-officio
George Calef
Anthony Gaudiello
Edward Lemos, DVM
David Vincent
Stephen Jeffery- Alternate

ABSENT:

Jacqueline Kessler- Alternate
Steve Oles- Alternate

STAFF:

Constance Brawders, Town Planner

GUESTS:

Paul Hamblett; PO Box 451; New Castel, NH 03854
Richard Townsend; 119 Hall Rd; Barrington

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

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

Planning Board member G. Calef motioned to table Items #1 through #4 to follow Item #5. Member E. Lemos seconded the motion, which carried unanimously with a vote of seven (7) - zero (0).

1. Approval of June 16, 2011 Regular Meeting Minutes.

Planning Board member G. Calef moved to table the review and approval of the June 16, 2011 meeting minutes to the next meeting of the Planning Board. Member T. Gaudiello seconded the motion, which carried unanimously with a vote of seven (7) - zero (0).

STAFF COMMUNICATIONS

AND

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

Town Planner Brawders reminded the Board that the Town is operating under a default budget and cost of operations is constricted. We are now holding meetings during summer and custodial staff concludes their work day at an earlier hour. Meetings must adjourn no later than 9:00 p.m. at the Early Childhood Learning Center.

2. Review of Attorney/Client information regarding Fish Eye Properties/Young Road (10/610).

Ms. Brawders presented the opinion of Town Counsel Atty. Jae Whitelaw (Mitchell Municipal Group, P.A.; 25 Beacon Street East; Laconia, NH 03246) for consideration by the Board. Discussion ensued among Board members as to the role of authority in accepting an easement on behalf of the Town of Barrington.

Planning Board member G. Calef moved grant final approval for 10/610 (Fisheye Properties, LLC) based upon the advice of the Town's attorney, Jae Whitelaw, that the conditions of approval have been met. Member T. Gaudiello seconded the motion. The motion was tabled.

Vice Chair A. Kelley moved in favor of the motion to table the decision for final approval of the subdivision plan. Planning Board member E. Lemos seconded the motion. A roll call vote was taken. The vote carried in favor of tabling the decision seven (7) - two (2). Vice-chair Kelley-aye; Ex-officio member Clark-aye; member E. Lemos-aye; Chair J. Huckins-no; member G. Calef-no; member T. Gaudiello-aye; delegate member S. Jeffery-aye.

3. Review of letter from Consulting Engineer regarding Gerrior Drive/Homestead Subdivision (10/528A).

The June 2, 2011 Drainage Report Review from the Town of Barrington's consulting engineer for this case, The Louis Berger Group (100 Commercial Street, 2nd Floor, North; Manchester, NH 03101) was presented for the Board's consideration. The April 2011 extension for approval for expires at the first public hearing in July, therefore the applicant is asked to come before the Planning Board on July 7, 2011 to provide the Board with a status update for **10/528A (Gerrior Lane Trust)** for the 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 for the development located at Gerrior Drive from Route 4 to St. Matthews Drive (Map 268/Lots 1.6 & 1.7). The Board, at this evening's meeting, stipulated that the consulting engineer and applicant's engineer resolve conflicting professional opinion regarding the drainage analysis and present their fact findings within a reasonable time, to be determined at the July 7 Public Hearing, if the applicant is considering requesting an extension for case approval.

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

The Town Planner C. Brawders distributed copies of the current Town of Barrington Site Plan Regulations; Article 6-Recreational Camping Grounds and Camping Parks and reviewed amendments suggested by Town Attorney, Jae Whitelaw (Mitchell Municipal Group, P.A.; 25 Beacon St East; Laconia, NH 03246). Brawders asked that the Board make notes on regulations she passed out and return them to her for compilation and comparison in preparation of the revised Article 6 that will be presented at Public Hearing at a date to be determined and duly advertised in a newspaper of general circulation. Guest R. Townsend offered comment for the Board's consideration.

The Planner also referred to the Zoning Ordinance Amendments which the Town approved by vote in March of 2011, as one purpose of this discussion is to promote language consistency within the Zoning Ordinance and Site Plan and Subdivision Regulations.

- To amend the following to Article 18-Definitions; *Campground: A campground or camping park means a parcel of land on which 2 or more campsites are occupied or are intended for temporary occupancy for recreational dwelling purposes only, and not for permanent year-round residency.*
- By inserting: Commercial Recreation Facility : A privately owned and/or operated land use, *provided for gain or profit*, either indoors or outdoors, where the main purpose is to provide the public with recreation. Examples of such facilities include skating rinks, water slides, gymnasiums, sports fields, miniature golf, driving ranges, swimming pools, race tracks, and stadiums.
- By replacing with: *Article 3.3 Supplemental Regulations for Zoning Districts; 3.3.1 Regulations Pertaining to All Districts; 2) Recreational Vehicles – A recreational vehicle, as defined in **Article 18**, shall not be construed as a dwelling unit under the provisions of this Ordinance. Occupancy of a recreational vehicle by any individual, group, or household, for more than **180** days in any calendar year shall not be permitted in Barrington.*

Recommendations offered by the Town Attorney for consideration by the Planning Board:

- Amend the article to be called, "*Commercial Recreational Campgrounds and Camping Parks*" rather than "Recreational Campgrounds and Camping Parks.
- Insert "*Commercial*" to amend the description of "recreational camp grounds" wherever referred to in Article 6.
- Add "*Camping Parks*" wherever "Commercial Recreation Campgrounds are referenced in the context of the Article.
- Keep the Definitions section incorporated within Article-6 for ease of reference.
- Under the definition of "Campsite", replace "Chapter" with *RSA 216-I* and *delete*, Section 216-

1:1. II

- To the definition of “Recreational Campground”, amend the definition to read, *Commercial Recreational Campground and Camping Parks. (Amend Article 12- Definitions to include same.)*
- *To the definition of “Recreational Campground”, which reads, “A parcel of land on which people stay temporarily in tents, recreational vehicles, or recreational camping cabins” amend the definition to read “A parcel of land on which people stay temporarily in tents, recreational vehicles, or recreational camping cabins containing two (2) or more campsites as described under RSA 216-I:1.*
- *Under the definitions incorporated in Article 6, add the definition of Recreational Vehicle as defined under the Town of Barrington Zoning Ordinance, paragraph 1.*
- Add the following new definitions to Article 12-Definitions:
 - A. Commercial Recreational Facility, as defined in the Zoning Ordinance under Article 18.
 - B. Commercial Recreational Campground, as defined in the Site Plan Regulation Article 6.
 - C. Recreational Vehicle as defined under the Town of Barrington Zoning Ordinance, Article 18, para-1.
 - D. Recreational Camping Cabins, as defined in Article 6.
 - E. Campsite, as defined in Article 6.
 - F. Temporary, as defined in Article 6 as referenced in Zoning Ordinance Article 3.3.1- Regulations Pertaining to All Districts, paragraph 2-Recreational Vehicles.
- **Delete** “This provision is enacted to allow the placement of seasonal Recreational Campgrounds and/or Camping Parks within specific areas of the community, to provide standards for their use, and to promote growth of the Barrington Economic base.”
- To Article 6, Section 2. Applications, which reads, “The Planning Board shall have authority to accept applications, impose application fees, review site plans and approve or deny applications for any new or proposed recreational campground or camping park and/or the expansion thereof”, to read, “*The Planning Board shall have authority to accept applications, impose application fees, review site plans and approve or deny applications for any new or proposed **commercial** recreational campground or camping park and/or the expansion of an existing **commercial recreational camping park.***”
- *Consider RSA 216-I, Definitions under Section 216 I:1.*
- ***In consideration of Warrant Article 2012, amend Article 18 of the Town of Barrington Zoning Ordinance to include the Definition of Site Plan***

Vice-chair A. Kelley presented changes to the proposed Rules of Procedure. A hard copy will be provided for editing for final preparation for the Public Hearing.

NON-ACTION ITEMS

Preliminary Conceptual Review

Planning Board member D. Vincent recused.
Alternate S. Jeffery delegated.

5. **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

Discussion ensued regarding on-site parking needs suitable to satisfy prospective tenants if additional storage space is constructed. The Planning Board asked that the applicant consider the following in preparation of a formal case submittal: the type of storage to be offered for lease; a written list of prospective uses to be considered as permitted by the Board; preparation of a drainage analysis; verification of the septic loading capacity pre and post development with NHDES; and verification with NHDOT addressing NHDOT's concerns regarding the ingress and egress of traffic to Route 125/Calef Highway. At that time, the Board will refer to Table 6-Parking Standards and determine parking requirements using the table as a guide as stipulated under Article 4-Design and Construction Standards, 4.9.13 Parking Standards by Use.

ADJOURNMENT

With no further business, Vice-chair A. Kelley made the motion to adjourn at 9:05 p.m. Member E. Lemos seconded the motion. The motion carried unanimously, seven (7) in favor to zero (0) against.

Respectfully submitted,
Constance M. Brawders, Town Planner