



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

**THURSDAY SEPTEMBER 8, 2011
7:00 p.m.**

MEETING MINUTES

**Review of minutes to follow Item #10*

- PRESENT:** Alan Kelley, Vice-Chair
Michael Clark, Ex-officio
George Calef
Anthony Gaudiello
David Vincent
Edward Lemos, VMD
Stephen Jeffery-Alternate
Jacqueline Kessler – Alternate
- ABSENT:** John Huckins – Chair
Steve Oles - Alternate
- STAFF** Constance Brawders, Town Planner
Gregory Jones, Transcriptionist
Dan Howard – Planning Intern
- GUESTS:** Darin Hatch; 55 Parshley Lane; Barrington
Len Caverly; 160 Young Road; Barrington
Rick Weller; 277 Parker Mountain Rd; Barrington
Jason Pohopek; 269 Parker Mountain Rd; Barrington
Deb Clough; 160 Deer Ridge; Barrington
Sara Pollock; 367 Packers Falls Road; Durham; NH, 03824
Joseph Falzone; Address
Christian Smith; 70 Ports Ave; Barrington
Scott Cole; 125 Deer Ridge; Barrington

Bill Condon; 133 Deer Ridge; Barrington
Gerald Cote; 80 Deer Ride; Barrington
Bradley Crannell; 4 Sloper Road; Barrington
Hope Fridy; 284 Stagecoach Road; Barrington
Lisa Soucy; 237 Deer Ridge; Barrington
Stanley Francezak; 161 Deer Ridge; Barrington
Steve Bergstrom; 35 Woodhaven Drive; Barrington
Doug Call; 50 Province Road; Barrington
Bob Ott; 8 Lee Lane; Barrington
Ammy Rice; 409 Franklin Pierce Highway; Barrington
Lindsey Rice; 409 Franklin Pierce Highway; Barrington
Susan Rice; 409 Franklin Pierce Highway; Barrington
Amy Spainhower; 116 Deer Ridge Drive; Barrington
James Long; GZAgeoenvironmental Inc; 380 Harvey Road; Manchester,
NH 03101
Randy Orvis; Geometres Blue Hill LLC; P.O. Box 277; Farmington, NH
03835
Chris Mulleavey; Hoyle, Tanner & Associates, Inc. 150 Dow Street;
Manchester; NH 03101
Attorney Kevin Baum; Devine, Millimet & Branch, Professional
Association; 11 Amherst Street; Manchester, NH 03101-1809 11
Attorney Malcolm McNeill; P.O. Box 815; Dover; NH 03824
Scott Gove;
Patty O'Brien;
Donald Coker;
David Sanford;

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

ROLL CALL

Vice Chair Alan Kelley confirmed members present as listed above and called the September 8, 2011 meeting of the Barrington Planning Board to order at 7:10pm.

MINUTES REVIEW AND APPROVAL

1. Approval of August 11, 2011 Regular Meeting Minutes.

Vice-Chair A. Kelley delegated member Stephen Jeffery to the position of seventh Planning Board member.

E. Lemos motioned to table the August 11, 2011 minutes review and approval. G. Calef seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

2. Approval of August 18, 2011 Regular Meeting Minutes.

E. Lemos motioned to table the August 18, 2011 minutes review and approval. G. Calef seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

STAFF COMMUNICATIONS
AND
OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

3. **04/536 (Coachmen Estates)** Consideration of opinion for recommendation to the Board of Selectmen for Town acceptance of Dominick Drive and Coachmen Drive as Class V Roads.

G. Calef reminded the Board that according to the newly adopted Rules of Procedure, the “Other Business” section of the meeting agenda is to be addressed after the “Action Items”. A. Kelley suggested that because representatives from the Coachmen Estates project are present, the Rules of Procedure should be overlooked for this meeting.

D. Vincent motioned that the Board omit the Rules of Procedure for this meeting as the agenda has been publicly posted. E. Lemos seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

Attorney Kevin Baum (Devine, Millimet & Branch, Professional Association; 11 Amherst Street; Manchester, NH 03101-1809) addressed the Board as the owner’s representative. He informed the Board that he is seeking public acceptance of Dominick Drive and Coachmen Drive as class five roadways. Attorney Baum informed the Board that damage to the roadways caused by the “mother’s day floods” several years prior was repaired in 2009. He stated that the roadways have since been vetted through two winters and that as-built plans have been completed. In addition, he informed the Board that a site inspection was performed by the Town Road Agent in 2009 and a site walk was performed with Town officials on August 25, 2011 to ensure the Roadways were in acceptable condition. No problems were noted during these visits.

Chris Mulleavey (Hoyle, Tanner & Associates, Inc.) informed the Board that his company was contracted by the owner to complete the repair work needed after the “mother’s day floods”. He directed the Board to the September 1, 2011 letter from the Town’s Engineering Consultants Dubois & King, Inc. (18 Constitution Drive; Bedford, NH 03110) who inspected the Roadways and offered comment on behalf of Barrington. The items Dubois & King addressed within the letter included the investigation of an oversized box culvert, monument certification, 2009 field report provision and a recommendation to clean all drainage structures prior to roadway acceptance.

C. Mulleavey informed the Board that inspection logs from 2009 are being supplied and that the monuments are in place on the property and can be accounted for. He stated that after investigating the apparent oversizing of the box culvert it was still unclear why it was built larger than specified in the original plans. Mulleavey assured the Board that building the culvert larger would only make the roadway drainage more capable of handling runoff and would not affect the road negatively.

D. Vincent inquired if the Board should be given time to review the 2009 inspection logs prior to offering a recommendation on the roadway acceptance. C. Mulleavey informed the Board that the Town’s Engineering Consultant in 2009, The Louis Berger Group (1001 Elm Street, Manchester NH 03101), reviewed the inspection logs and had no issues. Attorney K. Baum stated that there are two 2009 letters from The Louis Berger Group on file at the Town Land Use office confirming review of work. Mulleavey stated that any issues with cleaning structures will be addressed with the Town road agent and any work needed will be performed to address the Town’s concerns in order to have the roads accepted.

D. Vincent motioned to recommend the Board of Selectmen accept the roadway at Coachmen Estates conditioned upon the following conditions 1) adherence to Item #3 of the 9/1/2011 Dubois & King letter and 2) that all drainage structures be cleaned 3) a letter from the Town Road Agent be supplied to the Land Use office confirming completion. E. Lemos seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

ACTION ITEMS

4. **LL11/236 & 11/614 (Lot Line Adjustment and Subdivision for Todd Calitri & Jason Pohopek)** Request by applicants to reconsider the following condition included in the Notice of Decision. Condition (2): “An additional Note on the plan shall state, “Road Construction standards as recommended by the Town Road Agent must be in compliance with standards set forth in Section 15.4-Private Road standards of the Town of Barrington Subdivision Regulations.” Applicant: Todd Calitri; 125 Longmarsh Rd; Durham; NH 03825

Jason Pohopek approached the Board to ask that Condition 2 of the above mentioned project’s Notice of Decision be waived. The Condition requires an additional note to be added to the plan stating that “road construction standards must be in compliance with Section 15.4 of the Town of Barrington Subdivision Regulations”. J. Pohopek informed the Board that this condition cannot be imposed on the project because there is no associated roadway. He informed the Board that there are only 3 lots being served by the “roadway” and is therefore considered a driveway. A. Gaudiello stated the decision to impose this condition was made due to an oversight in the regulations and agreed that Section 15.4 – Private Road Standards of the Subdivision Regulations does not apply to this project.

Vice Chair A. Kelley opened up the meeting for public comment. There was none.

A. Gaudiello motioned that after review of the regulation upon which Condition 2 of the Notice of Decision was applied to the Lot Line Adjustment, the Board finds it unnecessary to impose in your specific circumstances. Accordingly the Board hereby rescinds and removes that condition of final approval on your application and will so record it in its records. Such documents which may be needed to effect this action, if any, are to be drawn by the Land Use department of the Town of Barrington, NH. The motion was seconded by E. Lemos and passed unanimously with a vote of seven (7), to zero (0) in favor.

A waiver request of the required \$75.00 public notification and abutter notification fees for the Lot Line Adjustment & Subdivision was submitted by J. Pohopek.

A Gaudiello moved to accept request for waiver of the \$75.00 notification fee. D. Vincent seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

5. **11/612 (Harbor Street Limited Partnership – Village Place)** Request by applicant to present an application for a Preliminary Design Review for a Conservation Subdivision on a 133.7 acre site located off Franklin Pierce Highway (a/k/a Route 9 (Map 238/Lots 9.1 & 14 (Lot 14 continues onto Map 235) Map 238/Lots 18 & 16 (Lot 16 continues onto Map 235 in the Village District. Applicant; Harbor Street Limited Partnership, Joseph Falzone; 123 Water Street; Unit 4SE; Exeter, NH 03833.

Regular members A. Gaudiello and G. Calef recused from discussion.

Vice-Chair A. Kelley delegated Alternate member Jacqueline Kessler as the sixth Planning Board member.

Attorney Malcolm McNeil (P.O. Box 815; Dover, NH 032820) representing the applicant, addressed the Board to discuss the Preliminary Design Review for the above referenced Conservation Subdivision. Attorney McNeil reminded the Board that a Preliminary Design Review extension was granted at the June 2, 2011 meeting and that a significant amount of information regarding the proposal was provided at that time. However, at that meeting the Board asked that additional items be presented for review. Attorney McNeil stated that per the Boards request the following items have been addressed:

- 1) Housing footprints were added to the plan and can show that the plan is feasible.
- 2) The Conservation Commission has been consulted to address environmental concerns and a Natural Resource Report was completed for the property.
- 3) The public open space and the issue of availability of public parking has been given attention. Attorney McNeil recalled that Town Attorney Jae Whitelaw (Mitchell Municipal Group, PA.; 25 Beacon Street East, Laconia, NH 03246) and the Board concluded that a Capital Improvement requirement was not required for open space and that there was no identified open space acreage requirement existing in the Zoning Ordinance for the District in which the project is located. Attorney McNeil reminded the Board that the Barrington Public Library Trustees have been adamantly pursuing the idea of constructing a library/community center on a portion of the projects donated open space, but that that the Board of Selectmen must have Planning Board acceptance of the proposal before considering the acceptance of a donation. Attorney McNeil continued that the project has currently provided for 50 public parking spaces in the area where a potential library/community center could be located but that the 50 parking spaces could also be utilized for recreation if the Board decides that Capital Improvements are not justified within the open space.
- 4) A traffic engineering consultant has been utilized to complete a traffic study in order to address the Board's traffic concerns.
- 5) Discussion with public safety personnel has been completed.
- 6) The vernal pool area has been given attention and appropriate adjustments to the plan have been made to provide adequate buffer area.

Attorney McNeil informed the Board that a waiver request will be submitted to seek a center line slope alteration of 9% instead of 7% for a 500 foot distance of the roadway. The reason for this waiver is to reduce land cut and eliminate the need to grade side-slopes which in turn allows for the further retention of natural vegetation.

Attorney McNeil stated that the current plan has gone a significant distance for a Preliminary Design Review and it is critical that the location of the access points be given a vote of confidence by the Board before the project continues on with engineering work. Attorney McNeil asked that the Board inform him of any other issues that cause concern which may affect lot count and to resolve any other design issues so that the project may continue on with engineering work. Attorney McNeil stated that the design has clustered the units, provided for open space,

utilizes natural features, avoids steep slopes, vernal pool areas and provides public access to the proposed open space. McNeil stated that a Homeowners association would be the ultimate plan and any method to ensure the protection of open space in perpetuity would be pursued upon the Board's direction.

Jeffery Dirk (Vanasse & Associates; 10 New England Center Drive; North Andover, Ma 01845) traffic engineer for the project addressed the Board regarding traffic concerns associated with the project. J. Dirk stated a traffic study has been prepared for the project using widely accepted methodology which takes safety conditions and historic conditions into account, projects future roadway volumes and impacts of the increased traffic volumes associated with the project. J. Dirk stated that there are some traffic delays caused by increased vehicles in the morning hours and at full project build-out the intersection approaches in the vicinity of the project would be increased by roughly 2 vehicles per hour. J. Dirk stated the traffic study shows that sight lines for all intersections associated with the development and vehicle volume capacity are adequate and that the roadways are adequate to handle additional traffic volumes. J. Dirk pointed out that pavement deterioration occurs due to heavy axel loading and not the addition of normal sized traffic volume. He suggested that the issue of heavy axel loading and pavement deterioration be taken into consideration during the construction process. J. Dirk stated that the concern of vehicles using the subdivision as a "short cut" in unfounded as there is no time advantage associated with cutting through the subdivision.

E. Lemos asked if the Strafford Regional Planning Commission traffic study of Route 125 and the potential for a High School in the area were taken into consideration by the traffic study. J. Dirk stated that the report was not considered and that the High School project was not identified for inclusion in the traffic study.

D. Vincent inquired if the future traffic impacts of the potential library/community center were taken into consideration. J. Dirk stated that the important part is traffic dispersal at the access points and although the potential library was not considered by the traffic study, it would not necessarily impact the project.

Vice-Chair A. Kelley opened up the meeting for public comment.

Resident Amy Spainhower expressed concern with vehicles cutting through the neighborhood at excessive speeds. Spainhower stated that the travel times identified by the study do not seem realistic.

Resident Doug Call expressed concern with vehicles cutting through the development.

Resident Deborah Clough expressed concern with traffic times as they are based on the speed limits which are regularly disobeyed.

Resident Gerald Cote stated that intersection traffic is excessive during the morning hours.

D. Vincent pointed out that Town's engineering consultant and the State Department of Transportation will be reviewing the traffic study. J. Dirk stated that the NHDOT has provided traffic accident information which has been taken into consideration.

James Long (GZA Geoenvironmental, Inc., 380 Harvey Road; Manchester, NH 03101) addressed the Board as the environmental consultant for the project. J. Long stated that per Conservation Commission recommendation, a Natural Resource Report was completed for the project, the

Vernal Pool was removed from lot ownership and given adequate buffer area and Prime Wetlands have been delineated.

J. Long directed the Board to the August 17, 2011 letter from the Town's engineering consultant Dubois & King, Inc. (18 Constitution Drive; Bedford, NH 03110) which expresses 5 concerns.

J. Long stated in response to the comment #1 that the wetland delineation was completed in the month of December and then re-visited in the spring to ensure completeness. Long informed the Board that wetland delineation is not required to be completed during the growing season.

J. Long stated in response to comment #2 that there are currently no stamps on the plan as it has not yet been finalized.

J. Long stated in response to comment #3 that a sufficient amount of land on the project site has been investigated to give an adequate account of existing features.

J. Long stated in response to comment #4 that Section 7.0 of the GZA Natural Resource Report, which asserts that there are no wetland habitat forms or structure that could provide habitat for rare amphibians, can be changed to reflect the on-site vernal pools potential ability to provide habitat for rare amphibians as stated in sections 4.0 and 6.0 of that same report. Long stated that while there were no amphibian egg masses documented during field work, it is possible for egg masses to be present in the future and therefore has no issue updating the report to reflect this change.

J. Long stated in response to comment #5 that an adequate buffer area and subsequent protection has been provided to the vernal pool area and that Army Corps buffer recommendations are not necessarily needed. J. Long stated that the Prime Wetland buffer does cross into a portion of the lots but that all efforts will be made to identify the buffer area so as to ensure their protection.

Vice-Chair A. Kelley opened up the meeting to public comment.

Conservation Commission Chair J. Wallace stated that the Commission has not yet had an opportunity to review the August 17, 2011 letter from Dubois & King. Wallace stated that the Commission would prefer that the lots be reconfigured to ensure the Prime Wetland buffer protection and remove the buffer from individual lot ownership all together. J. Wallace directed the Board to the Commission's August 29, 2011 letter and asked that it be referenced for record.

Donald Coker, a member of the Major Waldron's Sportsman's Association, expressed concern with the impact the project will have on local wildlife and the overall environmental health in this corner of Barrington. D. Coker, on behalf of Major Waldron's, asked that a full Natural Resource Inventory (NRI) be completed on this property. D. Coker directed the Board to the Town of Barrington Master Plan. He stated that within the Master Plan, the Board is required to maintain the rural character of Barrington and protect the Natural Resources of the Town. D. Coker stated that due to the information listed in the Master Plan, and inconsistencies within the current Natural Resource Report, Major Waldron's is asking that a full NRI be completed on the property. D. Coker stated in conclusion that Major Waldron's formally requests reconsideration of the 100 foot buffer zone and asked that it be excluded from the open space calculations.

Attorney Malcolm McNeil (P.O. Box 815; Dover, NH 032820) responded that the project is legally permissible, complies with all Barrington land use regulations, has provided a generous

amount of open space, conferred with the Conservation Commission and worked with all parties to ensure a complaint project has been brought forth.

Resident Lindsey Rice stated that a full NRI is something that should occur further along in the planning process as this project is currently only within Preliminary Design Review.

D. Coker stated for the record that Major Waldron's is not opposed to the project. D. Coker stated that the land being developed is very sensitive and the request is only to have an extensive NRI performed.

Conservation Commission Chair J. Wallace pointed out that while the project has complied with the Town Subdivision Regulations, this is due to an oversight in the regulations themselves as there was no required open space acreage amount. J. Wallace questioned whether the project is really following in the spirit of the regulations.

Attorney Malcolm McNeil (P.O. Box 815; Dover, NH 032820) requested that the Board refer the traffic study to the Town's engineering consultant should it feel the access points are inadequate and requested guidance with regard to the potential library/community center. Ex-officio M. Clark stated the impacts to the Town as a result of this library/community center idea have not been evaluated and so additional discussion and evaluation is much needed.

Vice-Chair A. Kelley closed the meeting for public comment.

D. Vincent opined that the access points appear to have been set in appropriate locations and the road layout appears acceptable.

E. Lemos opined that he would prefer to see the open space land retained as open space and not pursue the addition of a library/community center. D. Vincent agreed that the open space should be retained.

Attorney M. McNeil (P.O. Box 815; Dover, NH 032820) stated, and the Board confirmed, that it is reasonable to assume the library/community center idea should not be pursued for the open space areas and that the access points as proposed appear adequate but should be reviewed by a third party engineering consultant. Attorney M. McNeil (P.O. Box 815; Dover, NH 032820) requested a Preliminary Design Review extension in order to allow the traffic study to be reviewed.

E. Lemos motioned to provide a Preliminary Design Review extension until December 1, 2011 and to send the project's traffic study out for third party review. D. Vincent seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

6. **LL11/237 (Lot Line Adjustment for Donald Wilkinson, Melanie C. Wilkinson & David & Hope Fridy)** Request by applicants to adjust the line between Lot 28 (25.22 acre site) & Lot 29 (3.44 acre site) by adding .61 acre to lot 29 increasing its area to 4.05 acres and leaving 24.61 acres remaining to lot 28, located at Stagecoach Road (Map 228/Lots 27, 28 & 29) in the Neighborhood Residential (NR) Zoning District. Applicant: Norway Plains Associates, Inc., Joel Runnals; P.O. Box 249; Rochester, NH 03866-0249

Regular members A. Gaudiello and G. Calef returned to the Board.

A. Kelley delegated Alternate member J. Kessler as the seventh Planning Board member.

Joel Runnals (Norway Plains Associates; 2 Continental Boulevard; Rochester, NH 03866) addressed the Board as the owner's representative. J. Runnals stated that the Lot Line Adjustment is being pursued in order to clarify a deed description by adjusting the lot lines between Tax Map 228, Lot 28 and Tax Map 228, Lot 29 and a lot line revision between Tax Map 228, Lot 27 and Tax Map 228, Lot 28. Runnals explained that Tax Map 228, Lot 27 will maintain 2.04 acres and Tax Map 228, Lot 29 will add 0.61 acres. Per the Town Planners September 8, 2011 Technical Review several outstanding items were listed as follows:

1. To the Plan Note #3, please add that site is located in Stratified Drift Aquifer Overlay Zoning District.
2. Please refer to application Checklist and if the Planning Board requires, add verbiage for number 10, 11, and 13.
3. There is a written waiver petition for Town of Barrington Subdivision Regulations Article 8-Plan Requirements which is not clearly defined. Please specify your waiver petitions individually and use the revised waiver form which is available on the Land Use Website.
4. If waiver petitions are granted, they shall be noted on Plans.
5. Owner must sign approved plan.
6. The registered Soils or Wetlands Scientist must sign approved plan.
7. Contiguous uplands are not shown on plan.
8. Wetlands delineation is not shown on plan.
9. Well and septic for existing conditions is not shown on plan.
10. Topography is not shown on plan.
11. Please provide a PDF version of the plan for the Land Use case file folder.

Runnals stated that he will add language to Note # 3 stating that the site is located in the Stratified Drift Aquifer Overlay Zoning District. Runnals stated that the majority of outstanding items as listed in the Technical Review to do apply to the project. Vice-Chair A. Kelley stated that adding a note to the plan stating which items are not applicable would satisfy the Board. Runnals agreed to supply the Land Use Department with a PDF version of the plan.

Vice-Chair A. Kelley opened up the meeting for public comment. There was no public comment.

Ex-officio M. Clark motioned to accept the application. The motion was seconded by J. Kessler and passed unanimously with a vote of seven (7), to zero (0) in favor.

Vice-Chair A. Kelley opened up the meeting to public comment. There was none.

J. Kessler moved to approve the application with conditions. 1) monumentation is to be installed per the Town Subdivision Regulations; 2) a note is to be added to the plan stating that the site is located in the Stratified Drift Aquifer Overlay Zoning District; 3) a note is to be added to the plan stating that numbers 10, 11 and 13 of the application checklist do not apply. The application will be granted final approval upon completion of these conditions. G. Calef seconded the motion which passes unanimously with a vote of seven (7), to zero (0) in favor.

7. **SR11/394 (Kenneth E. & Linda A. Grant)** Request by applicants to propose a small General construction/contractor business at their residence located on a 2.93 acre site at 372 Parker Mountain Road (Map 214 Lot) in the General Residential (GR), Highway Commercial Overlay (HCO) Zoning Districts. Applicant : Geometres Blue Hill, LLC, Randy Orvis; P.O. box 277; Farmington, NH 03835-0277.

Randy Orvis of Geometres Blue Hill LLC addressed the board on behalf of Kenneth & Linda Grant. R. Orvis stated that the application before the Board is for site review and there are no proposed changes to the property. R. Orvis stated that the purpose of the project is to allow the continued residential and commercial use of the property. R. Orvis stated there is a proposed building within the plan. Orvis stated that the primary use of this property is residential and the small construction business would be an accessory use. Kenneth Grant requested that Alternate member J. Kessler recuse from discussion due to perceived conflict of interest.

J. Kessler assumed role of Alternate member.

Vice-Chair A. Kelley delegated Alternate member Stephen Jeffery as the seventh Planning Board member.

R. Orvis informed the Board that a letter dated December 9, 2008 Mr. Grant was asked to apply for site review by the Town Building Inspector. D. Vincent stated that a Conditional Use Permit would be required as part of the site review as this project is for a home business and not a home occupation. D. Vincent stated that the application cannot be accepted at this time because the Conditional Use permit must be submitted in writing per Section 3.4 of the Zoning Ordinance. D. Vincent stated that in addition, the applicant will require adherence to Section 7.4 of the Zoning Ordinance as the project proposes a Home Business. The Board advised the applicant to request a continuance and review the Town Planner's Technical Review Letter in order to address any existing concerns. The Planners Technical Review Letter offered the following comments:

1. Please complete a Conditional Use Permit application for approval of a Contractor's Storage and Equipment Yard (see Zoning Ordinance Article 19-Table of Uses and ZO Article 3-Permitted Uses; Section 3.4).
2. Also, refer to Article 12-Groundwater Protection District Overlay for stipulations.
3. The Plan should show the amount of impervious surface (Lot is 2.93 acres. How much is impervious. If 15% or > than 2500 SF, whichever is greater, a stormwater management plan must be in place. (see ZO 12.4.2).
4. Please dimension pavement width on site.
5. Please address and explain how the culverts are currently maintained at Sloper Road.
6. Please address and explain how the culvert at Route 126 is currently maintained.
7. Please refer to ZO Article 12-Groundwater Protection District Overlay, section 12.5-Maintenance Requirements for recording at Strafford County Registry of Deeds of the required performance standards.
8. Please clarify and explain the purpose of noting NHHD (NH Hydrography Data Set) on plan without additional information.
9. Is there more than one entrance to site? Please define and dimension on plan.
10. Along Route 126, a gravel area is located inside the greenbelt buffer zone (See ZO section 8.5). Please be prepared to seek a variance from the Zoning Board of Adjustment, if the Planning Board requires you to do so.

11. Please provide a resolution from NHDES Wetlands Bureau for complaint file number 2008-00408-Kenneth Grant-Sloper Road Barrington.
12. Please show overall dimensions and setback distance of the proposed Pole Barn.
13. Please show the existing well radius.
14. Please show existing septic location in relation to well radius.
15. Please provide a copy of NHDOT Driveway Permit application and approval as requested by the Town's Road Agent for the case file folder.
16. Please provide a PDF version of the plan for the Land Use case file folder.

R. Orvis requested a continuance.

Vice-Chair A. Kelley opened up the meeting to public comment.

Abutting Resident Darin Hatch expressed concern with the placement of used septic system components near on-site drainage structures and nearby aquifer areas.

Abutting Resident Susan Karmeris expressed concern with culvert blockage, apparent eyesore caused by the condition of the Grant property and water quality issues which may be caused by material storage on the property in the vicinity of wellheads.

Abutting Resident Bradley Crannell expressed concern with water quality as a result of storing septic system components in the vicinity of nearby wellheads.

Vice-Chair A. Kelley stated that any documentation the public would like to submit pertinent to the site plan application is invited to do so at the Land Use department.

Member G. Calef stated that the Board must follow the Town regulations regardless of any history amongst neighbors.

E. Lemos motioned to grant the project a continuance until October 6, 2011. A. Gaudiello seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

8. **11/617 (Karen B. & Lendall E. Caverly)** Request by applicants to subdivide an existing 9.60+ acre parcel into 2 Lots, Lot1 7.34 acres and Lot 2 containing 2.27 acres located at 160 Young Road (Map 240 Lot 13) in the Neighborhood Residential (NR) Zoning District.
Applicant: Geometres Blue Hill, LLC, Randy Orvis; P.O. Box 277; Farmington, NH 03835-0277

Vice-Chair A. Kelley delegated Alternate member J. Kessler as the seventh planning Board member.

S. Jeffery resumed role as Alternate Planning Board member.

Randy Orvis of Geometres Blue Hill LLC addressed the board on behalf of Karen & Lendall Caverly regarding an application to subdivide a 9.60+ acre parcel into 2 lots. R. Orvis stated that the project has received its State subdivision approval. E. Lemos stated that the Town Road Agent had concerns with regard to site distance. R. Orvis stated that he has inspected the existing site distance from the proposed driveway to the east and west of the proposed driveway and determined that adequate distance exceed what the State requires for a 55 mph zone.

Town Planner Brawders stated that the application is straight forward but offered the following comments:

1. Applicant is to sign the Project Application form.
2. To the title box, please add the Caverly residence house number.
3. Please note NHDES Subsurface Systems Bureau Approval Number SA2011009704 for Subdivision for Lot 13-1 on plan.
4. Comments from Plans Review suggest sight distance for the proposed driveway be verified for safety reasons.
5. A copy of the recorded deed has been provided (Strafford County Registry of Deeds- Book 1270/Page 601) and references a first right of refusal clause.
6. Please provide a copy of Draft Drainage Easement for culvert maintenance, if the "Planning Board requests this document.
7. Please show dimension setbacks of proposed dwelling unit for Map 240, Lot 13-1.
8. Because the proposed new lot has wetlands, the Planning Board may require a Drainage, Erosion and Sediment Control Plan containing all the requirements of Section 16.3.2 of the Subdivision Regulations.
9. The Land Use Office has a new Waiver request form, which is available online for convenience. Please use the new form for petitions. There are three (3) written waiver requests from the Town of Barrington Subdivision Regulations under Article 8.5 and 11.1 which, if granted, shall be noted on Plans.
 - Applicant petitions the Planning Board to waive the requirements of Article 8.3(6)- Existing Site Conditions for existing grades and topographic contours.
 - Applicant petitions the Planning Board to waive the requirements of Article 8.3(9)- Existing Site Conditions for Natural Features.
 - Applicant petitions the Planning Board to waive the requirements of Article 17.1(1)- Utility Design Standards for Underground Utilities
10. Please have owner sign final plans.
11. Please provide a PDF version of the plan for the Land Use case file folder.

Vice-Chair A. Kelley opened the meeting to public comment. There was no public comment.

E. Lemos moved to accept the application. J. Kessler seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

J. Kessler moved to grant the waiver request of the requirements of Article 17.1(1)-Utility Design Standards for Underground Utilities. E. Lemos seconded the motion which passed unanimously with a vote o seven (7) to zero (0) in favor.

J. Kessler moved to grant the waiver request of the requirements of Article 8.3(6)-Existing Site Conditions for existing grades and topographic contours. The motion was seconded by A. Gaudeillo and passed unanimously with a vote of seven (7), to zero (0) in favor.

J. Kessler moved to grant the waiver request of the requirements of Article 8.3(9)-Existing Site Conditions for Natural Features. A. Gaudiello seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

J. Kessler moved to grant conditional approval upon completion of the following items; 1) The application is to be signed by the applicant; 2) proper monumentation must be erected; 3) The house number is to be provided within the plans title box 4) waivers are to be noted on the plan. Once all conditions are met the Chair will send a letter of approval and no further meetings will be required. A. Gaudiello seconded the motion which passed unanimously with a vote of seven (7) to zero (0) in favor.

9. Town of Barrington Performance and Maintenance Guarantee

The Item was tabled.

10. Town of Barrington Planning Board Text Amendments

Text Amendments and Revisions to Subdivision and Site Review Regulations are to be presented for consideration.

The Item was tabled.

NON-ACTION ITEMS

There are no non-action items to be considered.

ADJOURNMENT

A. Gaudiello motioned to adjourn the meeting at 11:00pm. E. Lemos seconded the motion which passed unanimously with a vote of seven (7) to zero (0) in favor.

Respectfully submitted,

Gregory M. Jones
Transcriptionist