



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

**THURSDAY SEPTEMBER 29, 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, VMD  
Stephen Jeffery-Alternate

**ABSENT:** Jacqueline Kessler – Alternate  
Steve Oles – Alternate  
David Vincent

**STAFF** Constance Brawders, Town Planner  
Gregory Jones, Transcriptionist  
Dan Howard, Planning Intern

**GUESTS:** None

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

**ROLL CALL**

Chair John Huckins called the September 22, 2011 meeting of the Barrington Planning Board to order at 7:00pm.

Chair J. Huckins delegated alternate member Stephen Jeffery as the seventh Planning Board member.

## **MINUTES REVIEW AND APPROVAL**

### **1. Approval of September 22, 2011 Regular Meeting Minutes.**

**G. Calef motioned to table the review and approval of the September 22, 2011 meeting minutes to the next meeting. A. Gadiello seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

## **ACTION ITEMS**

### **2. John McMaster & Elizabeth McMaster request for a waiver for paying the school impact fee. Article 14, Impact Fee for Public Capital Facilities, Section 14.5 Waivers.**

Town Planner Brawders directed the Board to a September 26, 2011 letter authored by John McMaster relevant to his request for consideration of a full waiver of the school impact fee in accordance with the requirements of Barrington Zoning Ordinance Section 14.5.1. Within the letter, J. McMaster states that he is in the process of purchasing a manufactured home for placement on a recently approved subdivision lot located on Merry Hill Road. Mr. & Mrs. McMaster respectfully requested that consideration be given to the waiver of the school impact fee as they will not be adding additional children to the local SAU and are both at or over the age of 62. After a discussion among members relative to the determination of the pertinent sections of Article 14 as they relate to this request, it was determined that; under Section 14.5.3, the Board may waive an impact fee assessment where it finds that, due to conditions specific to a development agreement, or other written conditions or lawful restrictions applicable to the subject property, the development will not increase the demand on the capacity of the capital facility or systems for which the impact fee is being assessed. Chair J. Huckins stated that it has been the historical practice of the Board to grant impact fee waiver requests if a project can show it is compliant with ZO Section 14.5.3.

**E. Lemos motioned to grant the request for waiver of the Barrington school Impact Fee. A. Gaudiello seconded the motion which passed with a vote of six (6), in favor to one (1) against.**

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

### **3. Attending to efficiency in Planning Board meetings.**

Ex-officio M. Clark proposed that the Board utilize the upcoming work sessions to formulate ways to improve the efficiency of meetings. An in-depth discussion/brainstorm-session among the members ensued which generated a detailed list of ideas for ways to improve meeting efficiency and identified issues which consume valuable meeting time. Clark stated that he will consolidate the current list in order to present it to the Board for consideration. Clark stated that while the purpose of this endeavor is to improve and streamline the decision making process, any changes must not compromise the Boards due diligence to the cases before it.

### **4. Town of Barrington Planning Board Text Amendments – Text Amendments and Revisions to Subdivision and Site Review Regulations are to be presented for consideration.**

Planning Intern D. Howard, a Community/Environmental Planning Student from UNH, and Planner C. Brawders directed the Board to the September 28, 2011 document containing the

Planning Board text amendments for the Subdivision and Site Review Regulations, as well as the Town Zoning Ordinance. Brawdors stated that the current document contains changes compared to previous drafts. Brawdors continued that despite the Boards decision to proceed to public hearing with the amendments contained in previous drafts; she requested the Board review the September 8, 2011 document to ensure consistency and completeness before the amendments are heard at the next public meeting on October 6, 2011.

A discussion ensued among the members as to the proper manner of which the amendments are to be displayed within the regulations and how those amendments are to be tracked. Brawdors stated that the amended regulations are currently set up to show the regulatory language before the amendments and then directly below is the regulatory language containing the amendments. She continued that within the amended language, the amended portions are italicized or underlined and a purpose statement is included. In addition, the date of the amendment is displayed to track the time amendments were enacted. The Board asked that the Planner investigate the conventional format in which text-amendments are displayed throughout New Hampshire.

The Board agreed that the amendments contained within the September 28, 2011 document, which have been previously been deemed adequate to proceed to public meeting (Part 1), do not require further discussion. The Board agreed that review of the second portion of proposed amendments (part 2) from the Intern and Planner is needed in advance of the October 6, 2011 Public Hearing and therefore moved forward with discussion. The complete text-amendment document can be viewed at the Barrington Land Use Department

Chair J. Huckins requested that the Town Planner review the sign regulations as there are apparent inconsistencies among the different land-use regulations.

#### **SETTING OF DATE, TIME AND PLACE OF NEXT MEETING AND ADJOURNMENT**

**A. Kelley motioned to hold the Board's next meeting on October 6, 2011. E. Lemos second the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

**E. Lemos motioned to adjourn the meeting of September 29, 2011 at 10:06 p.m. The motioned was seconded by A. Gaudiello and passed unanimously with a vote of seven (7), to zero (0) in favor.**

Respectfully submitted,

Gregory M. Jones

Transcriptionist