



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

**THURSDAY OCTOBER 13, 2011  
7:00 p.m.**

**MEETING MINUTES**

**PRESENT:** John Huckins, Chair  
Alan Kelley, Vice-Chair  
George Calef  
Anthony Gaudiello  
Edward Lemos, VMD  
Michael Clark, Ex-officio  
Stephen Jeffery-Alternate

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

**STAFF** Constance Brawders, Town Planner  
Gregory Jones, Transcriptionist

**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 October 13, 2011 meeting of the Barrington Planning Board to order at 7:00pm.

J. Huckins delegated S. Jeffery to vote in place of D. Vincent

## **MINUTES REVIEW AND APPROVAL**

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

G. Calef and A. Gaudiello recused from discussion.

A discussion ensued as to the proper manner in which to correct an error within the Capital Improvement Project item discussion of the September 22, 2011 meeting minutes. Specifically, it was pointed out that the Library Trustees of the Town of Barrington had initiated discussion with the developer of the 65 lot conservation subdivision located at Route 9 (11/62, Harbor Street Limited Partnership – Village Place) relative to a prospective Library/Community center. Furthermore, it was rectified for record that the landowner has not been in contact with the Library Trustees relative to this matter.

**Ex-officio M. Clark motioned to approve the Meeting Minutes of September 22, 2011 as amended. Vice-Chair A. Kelley seconded the motion which passed with a vote of four (4), to zero (0), to one (1) abstention.**

### **2. Approval of September 29, 2011 Meeting Minutes.**

G. Calef and A. Gaudiello returned to discussion.

**G. Calef motioned to approve the Meeting Minutes of September 29, 2011. E. Lemos seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

### **3. Approval of October 6, 2011 Meeting Minutes.**

A discussion ensued among members regarding a need for further review of file recordings to ensure the proper transcription and order of events displayed within the minutes. Specifically, the Board questioned whether or not revisions to Subdivision Regulations Article 6.1.1 and Article 12.5.3 had been addressed at the October 6, 2011 public hearing and included within the original posting. In addition, the Board required clarification on whether or not the approved amendment to Subdivision Regulation Article 6.1 (approved 10/6/2011) was duly posted. The Board agreed that further review of meeting recordings will aid in a resolution prior to the Board's next meeting.

**E. Lemos motioned to table the October 6, 2011 Meeting Minutes review until the Board's next meeting to allow for review of file recordings. A. Gaudiello seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

**E. Lemos motioned to amend his previous motion by tabling the October 6, 2011 Meeting Minutes review until the end of the meeting to allow for review of file recordings. A. Gaudiello seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

The Board returned to the approval of the October 6, 2011 Meeting Minutes after and decided that a review of the file recording before the next scheduled meeting would suffice.

**E. Lemos motioned to table the October 6, 2011 Meeting Minutes review until the Board's next meeting to allow for review of file recordings. A. Gaudiello seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

#### **CASES FOR CONTINUANCE**

No Requests for Continuance

#### **ACTION ITEMS**

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

Members discussed the proper manner in which the continuing regulative text amendments are to be posted for the public and managed throughout the process of amendment acceptance.

A. Gaudiello opined that the Boards regulatory amendments approved to be brought forth to public meeting should be set without change after the time of public notification/posting. Subsequent regulatory amendments approved by the Board to be brought to public meeting should be listed and heard separately from those prior.

Chair J. Huckins stated that the regulatory text amendments which were approved at the Boards October 6, 2011 public hearing do not require further discussion. Only text amendments made subsequent to those approved at the October 6, 2011 meeting are before the Board. A. Gaudiello reminded the Board that there is a need to review to the file recordings to confirm consistency and stated that approved text amendments exist requiring a re-hearing and approval as they were not duly posted.

After review of the text-amendments approved on October 6, 2011, the Board agreed that amendments to Subdivision Regulation Articles 6.1, 15.3.1, 9.4 and 15.3.2 (as displayed in the October 6, 2011 Meeting Minutes as Items #2, #15, #16 & #18) should be re-posted for the November 3, 2011 public hearing as they were not part of the original set of text amendments voted to be brought to public hearing. A. Gaudiello stated that the possibility exists that proposed changes to Article 6.1.1 may already be covered by Article 6.1.

Chair J. Huckins asked that the Selectmen/Planning Board roadway responsibility language (giving the Selectmen power to oversee of surety for construction) be retrieved from the Town's Attorney so the item can be added to the list to be posted for the November 3, 2011 public hearing. Planner Brawdgers stated that she will retrieve the relative information from the Town Attorney and compile all remaining text amendments to be heard at the November 3, 2011 public hearing.

The Board reviewed the additional proposed regulative text amendments for the second set of amendments to be posted for the November 3, 2011 public hearing. The list of amendments is to be compiled and available at the land use department. Planner Brawdgers is to have the Town's Attorney review the proposed amendments.

- 5. Discussion of draft text amendment conservation subdivision zoning ordinance citizens petition presented by the library trustees**

The Item was not discussed.

### **NON-ACTION ITEMS**

#### **A. Communications received**

There were none

#### **B. Reports of officers or other Committees**

There were none

#### **C. Report from planner**

- **Budget Review**

Planner Brawders directed the Board to the Budget documentation. Brawders stated that there are some changes from prior years and explained the expenditures/line items and asked for the Boards review.

### **UNFINISHED BUSINESS**

Planner Brawders directed the Board to the Board of Selectmen's Draft Proposal for Hearing October 24, 2011, received October 13, 2011 by the Land Use Department. She asked that the Board review the document and give comment.

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

A. Gaudiello reminded the Board of the Town Attorney's advisement to formulate a tracking system for regulative amendments. Gaudiello submitted a draft tracking system to the Board and Land Use Department for review.

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

The next meeting of the Board was set for October 20, 2011 at 7:00. Meeting to be held at the Early Childhood Learning Center located at 77 Ramsdell Lane, Barrington.

**E. Lemos motioned to adjourn the meeting of October 13, 2011. A. Gaudiello seconded the motion which passed unanimously with a vote of seven (7) to zero (0) in favor.**

Respectfully submitted,

Gregory M. Jones  
Transcriptionist