

*Approved on December 20, 2011 - GMJ*



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

**THURSDAY NOVEMBER 17, 2011  
7:00 p.m.**

**DRAFT MEETING MINUTES**

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

**ABSENT:** David Vincent  
Jacqueline Kessler, Alternate  
Steven Oles, Alternate

**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 November 17, 2011 meeting of the Barrington Planning Board to order at 7:00pm.

Chair J. Huckins delegated alternate member S. Jeffery for D. Vincent.

## MINUTES REVIEW AND APPROVAL

Chair J. Huckins informed the members that D. Vincent has resigned from his role as a regular Planning Board member.

### 1. **Approval of November 10, 2011 Public Hearing Minutes.**

**G. Calef motioned to approve the Planning Board Public Hearing Minutes of November 10, 2011 as amended. Vice-Chair A. Kelley 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

### REVIEW OF PLANS

2. **11/612 (Harbor Street Limited Partnership – Village Place)** Request by applicant to present an application for a Design Review for a Conservation Subdivision on a 133 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

Planner Brawdars informed the Board that no additional materials have been submitted for this project.

3. **SR11/399 (Glass Lane Biznis Store)** Request by applicant to construct a three tenant office building on a 2.9 acre site located at 6 Glass Lane (Map 270, Lot 34) in the Regional Commercial (RC) Zoning District. Applicant; Matthew Jensen; 94 Blake Road Epping, NH 03042.

Planner Brawdars directed the members to the November 17, 2011 Draft Technical Review (available at the Land Use Department) for the applicants request to construct a three tenant office building at 6 Glass Lane.

**A. Gaudiello motioned to empower the Planner to finalize and submit the November 17, 2011 Draft Technical Review. Vice-Chair A. Kelley seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

**G. Calef motioned to review agenda Item # 6 ahead of Items #4 and #5. A. Gaudiello seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

4. **SR11/400 (Swains Lake Village Water District)** Request by applicant for a minor site plan approval to update an existing water system, connect two new wells to system and construct and upgrade access road to new wells, located on 61 acres +/- at 190 Stadig Road, (Map 122, Lot 12) in the General Residential (GR) Zoning District. Applicant: Joseph Maynard; Benchmark Engineering, Inc.; 1F Commons Drive, Suite 39; Londonderry, NH 03053

The Board returned to the regular agenda order, resuming with Item #4.

Planner Brawdgers directed the Board to the October 24, 2011 Project Application for Minor Site Plan to update an existing water system, connect two new wells to system and construct and upgrade an access road to the new wells located at 190 Stadig Road. After review, the Board agreed on final outstanding issues and agreed that the Planners future Technical Review (to be dated 11/21/2011 and made available at the Land Use Department) should be submitted to the applicant.

**E. Lemos motioned to empower the Planner to finalize and submit a Technical Review requesting the above referenced outstanding items. Vice-Chair A. Kelley seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

5. **SR11/401 (Liberty International Trucking of Barrington)** Request by applicant for approval for sign permit for temporary 4ft x 50ft banner for 60 days on an 8.29 acre site located at 134 Pierce Road (Map 263, Lot 18) in the Regional Commercial (RC) Zoning District. Applicant: Mark Nicholas; 1400 South Willow Street, Manchester, NH 03103

Planner Brawdgers directed the Board to the November 7, 2011 Sign Permit Application for a 60 day temporary 4ft x 50ft banner at 134 Pierce Road. **The Board had no further issues to be addressed prior to the December 1, 2011 Public Hearing.**

6. **SR11/403 (Group Child Daycare Center)** Request by applicant for minor site plan to change age, number of employees and children on a 2.81 acre site, located at 477 Franklin Pierce Hwy in the Village District (VD) Zoning District. Applicant Rick Drew; 38 Parker Mountain Road Barrington, NH 03825.

After review of the November 14, 2011 Project Application for a Minor Site Plan to change the age, number of employees and children at a day care agency located at 477 Franklin Pierce Highway. After review, the Board agreed on final outstanding issues and agreed that the Planners future Technical Review (to be dated 11/21/2011 and made available at the Land Use Department) should be submitted to the applicant.

**E. Lemos motioned to empower the Planner to finalize and submit a Technical Review requesting the above referenced outstanding items. Vice-Chair A. Kelley seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

## **NON ACTION ITEMS**

### **A. Communications Received**

Planner Brawdgers directed the Board to the copy of a November 9, 2011 letter from the Strafford Regional Planning Commission to Commissioner Clement at the New Hampshire Department of Transportation regarding clarification of the Dover Phase of the Newington-Dover Little Bay Bridge Project and funding. In addition, the letter requests information regarding the future of the turnpike system as it exists currently.

The requests for information were made due to concerns from the Strafford Metropolitan Planning Organization and member communities over potential toll increases related to an underfunded Dover interchange reconfiguration project. Additional concerns arise from the potential for portions of I-93 and I-89 to be added to the NH turnpike system without adding new tolling facilities along those

stretches of roadways. The action would be objectionable at a time when a Strafford portion of a turnpike funded project no longer has sufficient funding to be completed. The letter asserts that the Strafford region supports paying into the toll system as long as the funding stays in the NH turnpike system as it exists currently.

**G. Calef motioned to re-affirm the position of Cynthia Copeland, Executive Director of the Strafford Regional Planning Commission, as stated within the November 9, 2011 letter. E. Lemos seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

## **B. Reports of Officers or Other Committees**

Vice-Chair A. Kelley directed the Board to the Committee on Rules of Procedure (CRoP) meeting minutes of November 17, 2011 (available at the Land Use Department).

A. Gaudiello suggested that the following Zoning Ordinance amendment be brought forward in preparation for Warrant Article as they are listed within said minutes.

- Item #3 – To amend Zoning Ordinance Section 1.4 in concert with Site Review Regulations Section 11, and Subdivision Regulation Section 4.3.

A. Gaudiello directed the Board to the Committee on Rules of Procedure (CRoP) meeting minutes of November 11, 2011 (available at the Land Use Department). Gaudiello suggested that the following Zoning Ordinance amendments be brought forward in preparation for Warrant Article as they are listed within said minutes.

- Item #2 – To correct a pagination error at page 6 of the Zoning Ordinance and label one as 6a. Duplicate pages.
- Item #3 - Delete Hx commentary from page 6a to relocate that material to Zoning Ordinance Section 1.6 History. (Consider together with Item #4)
- Item #4 - Edit material moved from 6a to Section 1.6
- Item #5 – To amend Zoning Ordinance Section 4.1.3 – Back Lots
- Item #6 – To amend 6.2.1 Minimum Tract Size
- Item #7 – To amend Zoning Ordinance Section 6.2.2 Common Open Space
- **Item #8 – The Board agreed that Vice-Chair will contact LGC regarding this amendment**

A discussion ensued among members regarding the best manner in which to approach a number of amendments to Table 2 (Dimensional Standards, Page 12) of the Zoning Ordinance. The Board agreed to research the issues further in preparation for the December 1, 2011 meeting of the Board.

## **C. Report from Planner**

Planner Brawders had no additional report to present.

## **UNFINISHED BUSINESS**

**G. Calef motioned to empower the Planner and Town Counsel to generate a courtesy letter to the property owners who were previously granted waiver of the municipal School Impact fee and legal counsel is to file release of all existing un-lawful deed restrictions on said properties pursuant to Section 14.5 of the Barrington Zoning**

**Ordinance. A. Gaudiello seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

**Ex-officio M. Clark motioned to add John & Elizabeth McMasters (Case File #11/614) to the list of other properties with requests for waiver. E. Lemos seconded the motion which passed with a vote of six (6), to zero (0), to one (1) abstention.**

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

No other business

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

**Vice-Chair A. Kelley motioned to hold the next meeting of the Board on December 1, 2011 at 7:00 p.m. at the ECLC building. A. Gaudiello seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

**E. Lemos motioned to adjourn the Planning Board meeting of November 17, 2011 at 9:57 p.m. Vice-Chair A. Kelley seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

Respectfully submitted,

Gregory M. Jones  
Transcriptionist