



MEETING MINUTES
BARRINGTON PLANNING BOARD MEETING
(NEW LOCATION) 572 Calef Highway (next to Elementary School)
Barrington, NH
Tuesday August 6, 2013
6:30 p.m.

ROLL CALL

Anthony Gaudiello, Chair
Alan Kelley, Vice-Chair
George Calef
Jackie Kessler
Jason Pohopek
Dennis Malloy, Ex-officio

Alternate Members: Stephen Jeffery
Daniel Ayer
Joshua Bouchard *arrived at 6:37pm*
Town Planner: Marcia Gasses

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

A motion was made by A. Kelley and seconded by G. Calef to amend the agenda to have item 3 go first, followed by items 5 & 6 and then to consider the approval of the minutes after the public hearing. The motion carried.

MINUTES REVIEW AND APPROVAL

Following the public hearing

1. Approval of the July 9, 2013 Meeting Minutes

A motion was made by A. Kelley and second by J. Kessler to approve the July 9, 2013 meeting minutes. The motion carried unanimously

2. Approval of the July 16, 2013 Site Walk Meeting Minutes

A motion was made by A. Kelley and second by J. Kessler to approve the July 16, 2013 site walk minutes. J. Pohopek abstained. The motion carried

3. Approval of the July 23, 2013 Meeting Minutes

A motion was made by A. Kelley and seconded by J. Kessler to approve the July 23, 2013 meeting minutes. The motion carried unanimously.

ACTION ITEMS

1. **SR12/410 (Gas Station and Convenience Store)** Request by applicant to construct a 5,000 s.f. convenience store and gas station on a 1.84 acre site located at 491 Calef Highway (Map 238, Lot 4) in the Town Center (TC) and Stratified Drift Overlay (SDA) Zoning Districts.

G. Calef recused himself.

J. Bouchard to sit for G. Calef

Scott Mitchell from Tropic Star explained the history of the project. NHDOT had asked for a floating easement on the property boundary adjacent to the Calef property.

Wayne Morrill of Jones & Beach explained the original plan did not meet with the Master Plan recommendations. After meeting with the planner on the need for cross access with commercial properties, they had revised the plans. The applicant had worked with the Conservation Commission to locate a well in an adjacent conservation area, so that the build out could be more dense as indicated in the Town Center Plan. The improvements on Route 125 were currently occurring. The applicant would be submitting a full plan set for review in September.

Scott Mitchell explained that DOT asked that they do the road improvements required now, as part of the planned NHDOT improvements.

S. Jeffery to sit for the vacant seat on this application

A. Kelley asked if the street frontage was 280'

Wayne Merrill supplied the reasons why the applicant was entitled under NHDOT provision for two curb cuts.

A. Gaudiello opened the floor for comment.

J. Wallace asked the status of the easement. The applicant explained it was in the hands of the attorneys.

Wayne Merrill explained NHDES calls the water source a community well, serving four users.

Ken Grant asked if would be able to get diesel fuel. He expressed concern with the possible delay of the North bound lane when vehicles are turning south from the site.

J. Bouchard asked who would maintain the well system
Scott Mitchell explained they would.

D. Ayer asked if there would be any hydrants.

S. Jeffery asked if more people could hook up to the well

Wayne Morrill explained they might allow additional hookups.

G. Calef asked for an explanation of who would maintain the well.

The developers as well as the landowners will be responsible for maintaining the well.

A motion was made by J. Kessler and seconded by J. Pohopek to submit the full plan set to Dubois & King for review upon receipt. The motion carried

A motion was made by J. Kessler and seconded by J. Bouchard to continue this application to September 10, 2013. The motion carried

- 268-1& Additional Lots -GR-13-SUB (Gerrior Lane Trust)** Request by applicant to present a Section 9.6 application for Special Permit for Construction in wetland buffer, Subdivide and create 10 lots, construct approximately 990LF of roadway, a shared driveway and realign a portion of Saint Matthews Drive located on Gerrior Lane and Matthews Drive (Map 268, Lots 1, 1.1, 1.2, 1.3, 1.4 & 1.5) in the General Residential (GR) Zoning District. By: Michael Sievert, P.E.; MJS Engineering, P.C.; 5 Railroad Street; Newmarket, NH 03857.

S. Jeffery to sit for the vacant seat

Mike Schlocher of MJS engineering updated the board on the applicant's progress since the last meeting. They were working on the Aot permit & wetland permit. The applicant was waiting for review comments from Dubois & King.

A. Gaudiello opened the floor for comment.

John Wallace asked the applicant to submit revised plans to the Conservation Commission

A motion was made by A. Kelley and seconded by J. Kessler to continue the application to the September 10 2013 meeting. The motion carried

3. **260-20-GR/HCO-13-SP (Todd Calitri)** Request by applicant for a Section 9.6 application for Special Permit for Construction in wetland buffer 1,000 s.f. to wetland buffer and 720 s.f. to Isinglass River overlay District to build an addition on the existing dwelling located at 267 Parker Mountain Road (Map 260, Lot 20) in the General Residential (GR) and Highway Commercial Overlay (HCO) Zoning Districts. By: Jason Pohopek; Pohopek Land Surveyors & Septic System Design, LLC; PO Box 651; Barrington, NH 03825

Request by applicant to continue to September 10, 2013

J. Pohopek recused himself

D. Ayer seated for vacant seat and S. Jeffery seated for J. Pohopek

A motion was made by A. Kelley and seconded by J. Kessler to continue the application to September 10, 2013. The motion carried

4. **234-2 & 2.1-V/SDA13-LL (Turbocam/Jeremy M. Labbe Lotline)** Request by applicant to adjust the lot line between lots 2 & 2.1 on a 1.9 acre site located at 837 & 843 Franklin Pierce Highway (Map 234, Lots 2 & 2.1) in the Village (V) & Stratified Drift Aquifer Overlay (SDA) Zoning Districts. By: Barry W. Gier, P.E.; Jones & Beach Engineers, Inc.; 85 Portsmouth Avenue, PO Box 219; Stratham, NH 03885.

Barry Gier of Jones & Beach Associates explained the application. Mr. Labbe had requested a mutual adjustment so that he had more control of the steep slopes.

A. Gaudiello opened the floor to public comment.

Mr. Senechell pointed out where their property abuts the subject property. Their parcel is elevated and they were concerned with maintaining a visual buffer.

A. Kelley asked if there were wetlands & wetland buffers.

Barry Gier explained there was a very small buildable area.

J. Pohopek asked for clarification that there is a landscape plan for the previously approved site plan for Turbocam.

Diane Senechell explained there is a direct line of sight into her son's bedroom. She was asking for a visual barrier.

J. Kessler explained that the board is bound by rules.

Ken Grant asked for the location of the Senechell property.

A. Gaudiello clarified they were here for a lot line adjustment, an agreement between two property owners.

J. Pohopek felt the board could ask the applicant to consider some form of restriction.

J. Kessler apologized for the referral to Turbocam as a monster and explained there would be landscaping on the Turbocam property.

A motion was made by J. Kessler and seconded by G. Calef to accept the application as complete.

Roll Call Vote

Anthony Gaudiello, Chair aye

Alan Kelley, Vice-Chair aye

George Calef aye

Jackie Kessler aye

Jason Pohopek aye

Dennis Malloy, Ex-officio aye

Stephen Jeffery aye

The motion carried unanimously

A motion was made by G. Calef and seconded by J. Pohopek to approve the application.

Roll Call Vote

Anthony Gaudiello, Chair aye

Alan Kelley, Vice-Chair aye

George Calef aye

Jackie Kessler aye

Jason Pohopek aye

Dennis Malloy, Ex-officio aye

Stephen Jeffery aye

The motion carried unanimously

- 225-43-GR-13-SR (Tina & Mark Daigneau-Kidazzle Childcare)** Request by applicant Tina Daigneau to present a minor site plan to change age from five years zero months to two years six months on a 1.9 acre site located at 243 Smoke Street (Map 225, Lot 43) in the General Residential

(GR) Zoning District.

D. Ayer was seated for vacant seat.

Tina Daigneau explained her request for a change of age in the children in her daycare. The requirement was a state request because she now cared for her grandchild who was 21/2 years.

A motion was made by J. Kessler and seconded by G. Calef to accept the application as complete. The motion carried unanimously

A motion was made by J. Kessler and seconded by D. Ayer to approve the request. The motion carried unanimously

6. **238-46-TC/SDA-13-SR (Barrington School District-Gail Kushner, Superintendent)** Request by applicant to open the Mallego Road entrance for one way bus traffic only. The gates would be opened for a very limited time for bus traffic only for the opening and closing of school on a 28.3 acre lot located at 572 Calef Highway (Map 238, Lot 46) in the Town Center (TC) and Stratified Drift Aquifer Overlay (SDA) Zoning Districts.

D. Ayer to sit for vacancy and S. Jeffery to sit for G. Calef

Superintendent of schools, Gail Kushner explained the request. Paul Sanders explained that they would leave the entrance gravel for now to see how it works.

A. Kelley asked for an explanation of the monitoring that would take place at the entrance.

J. Kessler asked how many buses. The answer was 10 buses.

A. Kelley asked how long the trial period would be. The answer was one year.

Bob Ott expressed concern with the proposal.

Doug ?expressed concern asked what has change to require the access to be opened.

G. Calef explained the issue goes back to the original approval. The driveway does not meet the town standards. The neighborhood had been promised that this would not happen.

Paul Sanders explained some safety concerns on the site. A warrant article that had passed a few years ago requesting the opening of the gate and the School had not acted upon it, the school was trying to separate the bus traffic from the drop off traffic and all exiting traffic would be to Route 125.

Gail Kushner explained they are very concerned about safety within the parking lot. More parents are driving their children to school.

Josh DeJoseph was concerned with back up to the intersection with Malego and roads not designed for the traffic.

Tina Daigneau has been part of the drop off and pick up at the school. Ms. Daigneau explained the need from a parent prospective.

Kathy Curran and expressed concern.

T. Gaudiello explained that they were here to give input to the school department

Bob Ott expressed the bridge is dangerous.

Jennifer Dube was concerned Malego Road was already used as a cut through.

Ms. Senechell expressed the Town needs to come to a decision.

A. Gaudiello expressed that there were two bad choices and was not quite sure how to resolve the issue.

George Calef expressed that the School Board had not done adequate planning over the years.

J. Pohopek asked that possibly in the future that the school department should ask for a recommendation from the Planning Board and an engineer should be hired to make a recommendation.

Superintendent Kushner explained that the School Department would be opening the gate for a one year trial period; the decision had already been made.

A. Gaudiello recommended people address concerns to the School Board.

Mr. DeJoseph asked that public be allowed to comment in a year.

NON ACTION ITEMS

7. [234-80-V-13-SR \(First Congregational Church of Barrington\)](#) Request by applicant for a Design Review to add two small additions to the existing church and install a fire cistern to feed a sprinkler system on a 5.03 acre lot located at 712 Franklin Pierce Highway (Map 234, Lot 80) in the Village (V) Zoning District. By: Daniel O'Lone, Project Manager; Berry Surveying & Engineering; 335 Second Crown Point Road, Barrington, NH 03825.

Chris Berry from Berry Surveying and Engineering explained they were working two small additions, a 96 s.f. vestibule and 413 s.f. nursery area and bringing an existing area up to ADA compliance. There was a proposed cistern and possible need for a sprinkler.

J. Pohopek asked for an increase in impervious surface.

Kelly Davis, architect, explained they have met with the fire chief in the past and he had explained that if they wanted to expand the occupancy they would need to sprinkle the building.

The board would want comments in writing from Fire and Code Enforcement.

A motion was made by A. Kelley and seconded by J. Pohopek to continue the application to Sept 10, 2013. The motion carried unanimously.

8. **250-79-RC-13-SR (Steppingstone Farm Partnership-Bela Sveda)** Request by applicant for a Design Review to add a 6,000 s.f. addition to the rear of the existing warehouse building on a 4.36 acre lot located at 79 Commerce Way (Map 250, Lot 79) in the Regional Commercial (RC) Zoning District. By: Daniel O'Lone, Project Manager; Berry Surveying & Engineering; 335 Second Crown Point Road, Barrington, NH 03825.

The applicant has withdrawn this application.

REPORT FROM THE PLANNING DEPARTMENT

9. Discussion of off-site fees

A motion was made by J. Pohopek and seconded by J. Kessler to allow Town Planner, M. Gasses to act as the board's agent and stop the collection of exaction fees for projects in the state right of way. The motion carried.

A motion was made by J. Kessler and seconded by J. Pohopek for Town Planner, M. Gasses to act as the board's agent to stop the collection of fees for improvements which have been completed. The motion carried unanimously.

COMMUNICATIONS RECEIVED

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

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

September 10, 2013 at 6:30 pm at the Elementary School Annex

A motion was made by J. Kessler and seconded by J. Pohopek motion to adjourn. The motion carried unanimously

Respectfully submitted,

Marcia J. Gasses
Town Planner & Land Use Administrator