



MEETING MINUTES
BARRINGTON PLANNING BOARD MEETING
Barrington Annex (next to the Elementary School)
572 Calef Highway
Barrington, NH 03825
Tuesday December 2, 2014
6:30 p.m.

Members Present

Jason Pohopek Vice-Chair
Joshua Bouchard *Arrived at 6:50 p.m.*
George Calef
Bob Williams
Dennis Malloy, Ex-officio

Members Absent

Anthony Gaudiello-Chair
Jackie Kessler

Alternate Member Present

Daniel Ayer

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the November 18, 2014 Meeting Minutes.

Without objection the minutes were moved to end of agenda.

ACTION ITEMS

2. **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 apportion of Saint Matthews Drive located on Gerrior Lane and Saint Matthews Drive (Map 268, Lots 1, 1.1, -1.6 and 260-70-78) in the General Residential (GR) Zoning District. By: Michael

M. Gasses gave an overview of where the application stood.

Mike Sievert gave an overview of the impacts to the wetland buffer. The impacts were for drainage and the road crossing. The proposed impacts were reduced considerably from the original approval.

D. Ayer noted the Conservation Commission did not have any issues with the application.

J. Pohopek opened public comment.

J. Pohopek closed public comment.

A motion was made by D. Ayer and seconded by G. Calef to approve the 9.6 permit. The motion carried unanimously (5-0).

Roll Call

*J. Pohopek aye
G. Calef aye
B. Williams aye
D. Malloy aye
D. Ayer aye*

J. Pohopek asked that the applicant to comment on the waiver request.

Mike Sievert expressed that the waiver was needed for the three foot shoulders in the fill slope. The original application had three foot shoulders.

G. Calef suggested that it was necessary to use judgment given the proposed 8 lots and low traffic volume.

J. Pohopek opened public comment.

Paul Howes asked if there would be enough room for snow.

Mike Sievert described the width of the road; which included a 22' pavement width, three foot shoulders, and grading beyond the shoulders.

J. Pohopek closed public comment.

A motion was made by D. Ayer and seconded by G. Calef to grant the waiver for three foot shoulders for the reasons discussed. The motion carried unanimously (6-0).

Roll Call

*J. Pohopek aye
J. Bouchard aye
G. Calef aye
B. Williams aye
D. Malloy aye
D. Ayer aye*

Mike Sievert presented information regarding the crushing process. He had spoken with Hartman Construction; he explained the stock pile was located on proposed Lot 1 and Lot 8. There was approximately 10,000 yds. of material to be processed. The developer would clear about 2 acres so that a crusher and screener could be brought in. The stock piling of loam would be on lot 6. There would be a pile of fill to be used for the shared driveway. There would be possibly one or two trucks to move the material. When the road and drive were complete 5,000 yards of material would be remaining for sale. Hours of operation would be 7:30 a.m. to 4:00 p.m. NHDES would be notified because of air quality monitoring along with the Labor Board Mining Division. Currently there was not a timeframe for removal of all the material.

M. Gasses expressed it would be important for the Board to establish a timeframe for all the material to be removed.

D. Ayer expressed positive views of Hartman Construction.

J. Pohopek opened for public comment.

Paul Howes asked that the operational hours shift from 8 a.m. to 5 p.m. to allow the children to be off to school before operations begin.

J. Pohopek asked where the stumps would be disposed of.

Mike Sievert expressed they may be buried on site, on the larger lots.

J. Pohopek asked about erosion control.

Mike Sievert expressed they would open the area to process the material and construct the shared driveway first. He expressed that if the project started next summer the road would be finished to base coat by next winter.

Mike Sievert expressed he planned to formalize the crushing plan prior to returning to the Board in January.

J. Pohopek allowed public comment.

Paul Howes asked about the timing of the installation of the 60" culvert.

Mike Sievert expressed that it would be dictated by the timing of low flow.

J. Pohopek closed public comment.

A motion was made by G. Calef and seconded by D. Ayer to continue the application to January 6, 2015. The motion carried unanimously (6-0).

- 254-11-RC-14-SR(Owner: Wayne Picard-Good & Plenty)** Request by applicant for Site Review to place a proposed 60KW generator with concrete pad behind the building on a 1.2 acre lot at 904 Calef Highway in the Regional Commercial Zoning District (RC) (Map 254, Lot 11).
BY: McEneaney Survey Associates, Inc.; P.O. Box 681; Dover, NH 03820

Kevin McEaney explained the applicant planned to install a generator to service his business on an approximate 6'X10' pad They asked for three waivers: Article 3.3(3) Existing Topography, Article 3.3(13) Wetland Delineation – wetland scientist report and certification, Article 3.5.1(1) Proposed Topography. The only change the applicant proposed was a small pad to locate the generator on. Mr. McEaney explained that the site was more than large enough to accommodate the setback requirements.

A motion was made by D. Ayer and seconded by G. Calef to grant the three waivers because the information would not affect the ability of the Board to make a decision and the requirement would be an undue burden on the applicant. The motion carried unanimously.

Roll Call

*J. Pohopek aye
J. Bouchard aye
G. Calef aye
B. Williams aye
D. Malloy aye
D. Ayer aye*

A motion was made by J. Bouchard and seconded by B. Williams to accept the application as complete. The motion carried unanimously (6-0).

Roll Call

*J. Pohopek aye
J. Bouchard aye
G. Calef aye
B. Williams aye
D. Malloy aye
D. Ayer aye*

J. Pohopek opened public comment.

J. Pohopek closed public comment.

A motion was made by D. Ayer and seconded by G. Calef to approve the application with conditions presented by the Planner. The motion carried unanimously (6-0).

Roll Call

*J. Pohopek aye
J. Bouchard aye
G. Calef aye
B. Williams aye
D. Malloy aye
D. Ayer aye*



Planning & Land Use Department
Town of Barrington
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Barrington, NH 03825
 603.664.0195
barrplan@metrocast.net
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DRAFT NOTICE OF DECISION

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i>	<i>Surety returned</i>
<i>"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.</i>			
254-11-RC-14-SR (Owner: Wayne Picard-Good & Plenty) Request by applicant for Site Review to place a proposed 60 KW generator with concrete pad behind the building on a 1.2 acre lot at 904 Calef Highway in the Regional Commercial Zoning District (RC) (Map 254, Lot 11). By McEneaney Survey Associates, Inc.; P.O. Box 681; 24 Chestnut St., Dover, NH 03820			

Applicant: 914 Calef Highway, LLC 5 Pineknoll Drive Rochester, NH 03867	Dated: , 2014
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Dear applicant:

This is to inform you that the Barrington Planning Board at its xxx, 2014 meeting **CONDITIONALLY APPROVED** your application referenced above.

Waivers were granted for the following specific plan requirements: 3.3(3) Wetland Delineation and 3.3. (13) Existing Topography 3.5(1) Proposed Topography

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Board. Certification of the plans is required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please Note* If all of the precedent conditions are not met within 6 months to the day, **by xxxxx 2015**, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

Conditions Precedent

- 1) Add the following plan revisions to the plans
 - a) Add Planning Board approval block per 3.2.2 of the Site Plan Regulations
 - b) Add the owner signature to the final plan
 - c) Add setback measurement for transformer location or statement indicating the location will conform to setbacks.

- #2) Any outstanding fees shall be paid to the Town

General and Subsequent Conditions

- #1) Where no active and substantial work, required under this approval has commenced upon the site within two years from the date the plan is signed, this approval shall expire. An extension, not to exceed one year, may be granted, by majority vote of the Board so long as it is applied for at least thirty days prior to the expiration date. The Board may grant only one such extension for any proposed site plan. All other plans must be submitted to the Board for review to ensure compliance with these and other Town ordinances. Active and substantial work is defined in this section as being the expenditure of at least 25% of the infrastructure improvements required under this approval. Infrastructure shall mean in this instance, the construction of roads, storm drains, and improvements indicated on the site plan. RSA 674:39

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

4. [254-10-RC-14-SR \(Owner: Picard Properties\)](#) Request by applicant for Site Review for a proposed change of use to an appliance repair shop with 2 employees with 6 parking spaces on a 2.3 acre lot at 914 Calef Highway in the Regional Commercial Zoning District (RC) (Map 254, Lot 10). By: McEneaney Survey Associates, Inc.; Dover, NH 03820

Kevin McEneaney explaining they were there for a change of use to an appliance repair shop from a cabinet shop. Mr. McEneaney explained there was room for more than the required parking spaces. The applicant was requesting waiver from showing existing topography 3.3(3) and wetland delineation 3.3(13). There was no alteration of the terrain proposed on the site, just striping of existing pavement.

A motion was made by D. Ayer seconded G. Calef to approve both waiver requests based on the exiting site conditions and the requirement would be an undue burden. The motion carried unanimously. (6-0)

Roll Call

*J. Pohopek aye
J. Bouchard aye
G. Calef aye
B. Williams aye
D. Malloy aye
D. Ayer aye*

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

J. Pohopek opened public comment.

J. Pohopek closed public comment.

J. Pohopek explained they had addressed parking. The exiting sign frame was discussed.

Kevin McEneaney explained they would be using the existing sign frame.

J. Pohopek asked if there would be a retail component.

Kevin McEneaney explained there would be a small component which was the sale of used appliances that had been repaired. He expressed this was an existing business which would be relocating from the plaza on Route 125.

J. Pohopek questioned whether the Board should be concerned with future growth.

M. Gasses expressed that her experience led her to believe that the parking would be adequate for this type of business and was within the regulations.

M. Gasses read from the draft Notice of Decision.



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254-10-RC-14-SR(Owner: Picard Properties) Request by applicant for Site Review for a proposed change of use to an appliance repair shop with 2 employees with 6 parking spaces on a 2.3 acre lot at 914 Calef Highway in the Regional Commercial Zoning District (RC) (Map 254, Lot 10). By: McEneaney Survey Associates, Inc.; Dover, NH 03820			
Applicant: 914 Calef Highway, LLC			Dated: , 2014

5 Pineknoll Drive Rochester, NH 03867	
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All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Board. Certification of the plans is required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please Note* If all of the precedent conditions are not met within 6 months to the day, **by xxxxx 2014**, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

Conditions Precedent

- 1) NHDOT to be contacted and updated NHDOT Driveway Permit received if necessary
- 2) ~~Revise the following plan notes~~
 - a) .
- 3) Add the following plan revisions to the plans
 - a) Delineate parking spaces on stamped plan
 - b) Add handicap accessible parking space and isle demarcation with "No Parking" sign adjacent to handicap accessible parking space
 - c) Show parking for residence on the plan
 - d) Clarify plan is for Map 254 Lot 10
 - e) Add Planning Board approval block per 3.2.2 of the Site Plan Regulations
 - f) Add the owner signature to the final plan
 - g) Add the sign location to the plan
- 4) Add the following plan notes:
 - a) Hours of operation are 9 a.m. to 5 p.m. Monday through Saturday
 - b) Parking spaces must be striped
- #5) Any outstanding fees shall be paid to the Town

General and Subsequent Conditions

- #1) Where no active and substantial work, required under this approval has commenced upon the site within two years from the date the plan is signed, this approval shall expire. An extension, not to exceed one year, may be granted, by majority vote of the Board so long as it is applied for at least thirty days prior to the expiration date. The Board may grant only one such extension for any proposed site plan. All other plans must be submitted to the Board for review to ensure compliance with these and other Town

ordinances. Active and substantial work is defined in this section as being the expenditure of at least 25% of the infrastructure improvements required under this approval. Infrastructure shall mean in this instance, the construction of roads, storm drains, and improvements indicated on the site plan. RSA 674:39

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

A motion was made by D. Ayer and seconded by B. Williams to approve the application as read into the record by the planner. The motion carried unanimously (6-0).

Roll Call

*J. Pohopek aye
J. Bouchard aye
G. Calef aye
B. Williams aye
D. Malloy aye
D. Ayer aye*

5. [262-44&267-1-GR-14-LL \(Owner: David Laliberte\)](#) Request by applicant for a Lot Line Revision between Map 262, Lot 44 & Map 267, Lot 1 on a 2.32 and 2.80 acre lots on Sherborne Road in the General Residential Zoning District (GR) (Maps 262, Lots 44 & Map 267, Lot 1).
By: Thomas D. Brouillette Land Surveying; 39 Park Street; Exeter, NH 03833

Tom Brouillette described the application and the issue that the lawn extended onto the adjacent lot, both lots were owned by the applicant and as part of sale of the property the owner had agreed to adjust the lot line. Mr. Brouillette explained that the applicant was seeking a waiver from showing existing topography as they were fairly level existing lots of record.

A motion was made by D. Ayer and seconded by B. Williams to approve the waiver for existing topography for the reasons stated. The motion carried unanimously (6-0)

Roll Call

*J. Pohopek aye
J. Bouchard aye
G. Calef aye
B. Williams aye
D. Malloy aye
D. Ayer aye*

A motion by D. Ayer and seconded by G. Calef to accept the application as complete. The motion carried unanimously.

Roll Call

*J. Pohopek aye
J. Bouchard aye
G. Calef aye
B. Williams aye
D. Malloy aye
D. Ayer aye*

J. Pohopek opened public comment.
 J. Pohopek closed public comment.

M. Gasses explained that the wetlands needed to be delineated on both lots.

J. Pohopek asked that the staff recommendations be read.

M. Gasses read from the draft Notice of Decision



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DRAFT
NOTICE OF DECISION

[Office use only]	Date certified:	As built received: N/A	Surety returned: N/A
<i>"Applicant," herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.</i>			
Proposal Identification: 262-44 & 267-1-GR-14-LL (Owner: David Laliberte) Request by applicant for a Lot Line Revision between Map 262, Lot 44 & Map 267, Lot 1 on a 2.32 and 2.80 acres lots in the General Residential Zoning District (GR) (Maps 262, Lots 44 & Map 267, Lot 1). By Thomas D. Brouillette Land Surveying; 39 Park Street; Exeter, NH 03833			
Applicant: David Laliberte 78 Sherborne Road Barrington, NH 03825			Dated: XXXX/2014

Dear applicant:

This is to inform you that the Barrington Planning Board at its XXXX, 2014 meeting **APPROVED** your application referenced above.

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Board. Certification of the plans is required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please Note* If all of the precedent conditions are not met within 6 months to the day, or, XXXX 2014, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

Conditions Precedent

- 1) a) Add the owners signature to the final plan
- 2) Make the following plan revisions
 - a) Planning Board approval block consistent with 5.3.1(4) of the Town of Barrington Subdivision Regulations.
 - b) ~~Add Planning Board revision block consistent with 5.3.1(4) with the Town of Barrington Subdivision Regulations.~~ Duplicate comment
- 3) Add the certified wetlands scientist signature to the plan.
- 4) Add plan and deed references to the final plan.
- 5) Proper and complete survey monumentation shall be installed on the properties as a condition to final approval of the application. Granite bounds shall be set at all intersection of existing or proposed lot sidelines with existing or proposed streets. Iron pins (pipe or rod) are to be placed at all property lines corners and angles, and at all points of curvature and points of tangency. Monuments for the lot being developed shall be placed not more than 300 feet apart in any straight line. The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the submitted plan. (*Reference 8.8 of the Town of Barrington Subdivision Regulations*)
- 6) Add the following plan notes:
 - a) A Waiver was granted to 5.3.1(6) Existing grades and topographic contours at intervals not exceeding two (2) feet with spot elevations where the grade is less than five percent (5%).
- 7) Any outstanding fees shall be paid to the Town
- 8) For lot line adjustments the applicant shall submit to the Land Use Office a copy of the signed and notarized deed which will affect the conveyance of the subject property before the plat is certified by the Planning Board Chair. Once the plat is certified the deed must be recorded simultaneously with the plat.
- 9) Final drawings. (a) five sets of large black line plus (c) one set of 11"x17" final approved plans plus (d) one electronic version by pdf or CD must be on file with the Town. Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the plans. Note. If there are significant changes to be made to the plans, as specified above, one full size paper check print must be sent to the Planning Department for review prior to producing these final drawings.

A motion was made by D. Ayer and seconded by G. Calef to approve the application with the conditions read into the record. The motion carried unanimously.

Roll Call

J. Pohopek aye

J. Bouchard aye

G. Calef aye

B. Williams aye

D. Malloy aye

COMMUNICATIONS RECEIVED

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

6. Discussion on Article 9 from the Zoning Ordinance.

The Board felt comfortable with the changes that were presented. The changes would be discussed further on December 16th.

The Board would meet next on December 16, 2014 at 6:30 p.m. at the Elementary School Annex.

Without objection the meeting was adjourned at 8:37 p.m.

Respectfully Submitted,

Marcia J. Gasses
Town Planner & Land Use Administrator