



Meeting Minutes
BARRINGTON PLANNING BOARD MEETING
Barrington Annex (next to the Elementary School)
572 Calef Highway
Barrington, NH 03825
Tuesday December 16, 2014
6:30 p.m.

Members Present

Anthony Gaudiello-Chair
Jason Pohopek Vice-Chair
Joshua Bouchard
George Calef
Dennis Malloy, Ex-officio

Members Absent

Jackie Kessler
Bob Williams

Alternate Members Present

Daniel Ayer
Richard Spinale

Alternate Members Absent

Fred Nichols

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the December 2, 2014 Meeting Minutes.

Without objection the minutes were adopted as corrected.

COMMUNICATIONS RECEIVED

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

Meetings were scheduled for the first and third Tuesday of the month for 2015.

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

- 2. Discussion with Ashley Iber Amanti regarding possible participation in a mixed use charrette with the Workforce Housing Coalition of the Greater Seacoast.

Ms. Iber Amanti described the mission of the coalition was to be a catalyst for the development of a range of housing options affordable for the diverse workforce of the Seacoast Region of New Hampshire and Maine. The coalition gathered groups of housing professionals, property owners, municipal officials, and community members to look at the possibilities of workforce housing through workshops known as charrettes. Ms. Iber Amanti defined affordable housing as housing costing no more than 30% of a household's income. Workforce housing was described as providing homes for a wide variety of workers including: young professionals, teachers, municipal employees, and health care workers.

The Board expressed interest in holding a charrette which would occur sometime in the fall of 2015. Ms. Gasses would work with Ms. Iber Amanti on moving forward with the idea.

- 3. Discussion on Article 9 from the Zoning Ordinance.

A. Gaudiello explained that the latest revised version of the language was to make clear that sheds are not allowed in the wetland.

The Board had discussed the earlier language which would make it permissible for sheds and similar pole mounted structures, with a combined area of 200 square feet or less to be permitted in wetland buffer areas. The construction limitations (pole or peer mounted requirements) are consistent with the usual construction techniques of other structures permitted within the restricted areas without "special permitting". The size limitation was consistent with the building code size limitation on sheds not requiring a building permit. Also, ZO 9.4(5)(a) and ZO 9.4(5)(b) also applied and, in almost every instance the area involved was less than 1% of the buffer area.

A. Gaudiello explained the process for bringing the proposal to public hearing and to the warrant. The Board would post for a first public hearing on January 6, 2014.

A motion was made by J. Pohopek and seconded by J. Bouchard that the language in the document with revisions 1-A be presented for public hearing on January 6, 2015. The motion carried 6-1

Roll Call

A. Gaudiello	aye
J. Pohopek	aye
J. Bouchard	aye
G. Calef	aye
D. Malloy	aye
R. Spinale	aye
D. Ayer	nay

4. Report of Applications received in the Land Use office for the Public Hearing on January 6, 2015

There were no new applications received by the Land Use Office for January 6, 2015

5. Recommendation for issuance of a Building Permit for George Gauthier, Long Shore Drive Map 103, Lot 38

The Board discussed the recommendations of the Road Agent, along with the current conditions of Long Shore Drive. The lot which was proposed to be built on was at the far end of the road, beyond a steep hill in need of some repair.

A motion was made by G. Calef and seconded by J. Bouchard to concur with recommendations made by the road agent. The motion carried unanimously

M. Gasses would prepare a memo to the Selectmen on behalf of the Planning Board.

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

January 6, 2015 at 6:30 p.m. at the Elementary School Annex

Without objection the Board adjourned at 8:57 p.m.

Respectfully Submitted,

Marcia J. Gasses
Town Planner and Land Use Administrator