



BARRINGTON PLANNING BOARD MEETING
Barrington Annex (next to the Elementary School)
572 Calef Highway
Barrington, NH 03825
Tuesday January 6, 2015
6:30 p.m.

MEETING MINUTES

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

ROLL CALL

Members Present

Anthony Gaudiello-Chair
Jason Pohopek Vice-Chair
Joshua Bouchard
George Calef
Bob Williams

Members Absent

Jackie Kessler
Dennis Malloy, Ex-officio

Alternate Members Present

Daniel Ayer
Fred Nichols
Richard Spinale

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the December 16, 2014 Meeting Minutes.

Without objection the minutes were adopted as presented.

ACTION ITEMS

- 2. Pursuant to NH RSA674:16;675:3 and 675:7 notice is hereby given of a public hearing to be held by the Town of Barrington Planning Board for the purpose of discussing proposed amendments to the Zoning Ordinance.**

Fred Nichols recused himself.

A. Gaudiello explained the reason the amendments were before the Board. The cost of bringing a full blown 9.6 to the Board was expensive for an applicant proposing a structure of 200 square feet or less. He explained that in some instances the permit application cost was thousands more than the shed. The Purpose statement in the Ordinance addressed permitting those uses that could be appropriately and safely located in wetlands and their buffers.

A. Gaudiello explained that the amendment presented to the Board had been revised slightly to include the requirement that an Administrative Zoning Permit be obtained from the Zoning Administrator/Code Enforcement Officer indicating compliance with the requirements under 9.4(5)(a&b). The Board had also been provided a draft permit application that the Planner had worked to develop with the Zoning Administrator. In addition the definition of "Structure" had been amended to include the line, "Structures may require an Administrative Zoning Permit, see Article 9.4.5."

D. Ayer suggested that a \$5 fee be charged for review of the application.

The Board discussed briefly whether to require a fee.

G. Calef expressed there was a balance between requiring a fee and discouraging homeowners from applying because of a fee.

The Board discussed the documentation which would need to be provided to the Code Enforcement Officer as part of the Administrative Zoning Permit Application. The requirements included: a description of the project, dimensions of the proposed as well as existing structures located in the buffer, a copy of the recorded subdivision plan with approximate location of proposed structures and photos of the existing conditions.

J. Bouchard expressed that approximate locations were fine in this instance.

J. Pohopek felt the Zoning Administrator should be allowed the right to require a wetland scientist delineate the wetlands when in question. He suggested adding the statement that the Zoning Administrator could require delineation of the wetlands by a certified wetland scientist.

M. Gasses expressed she would add the statement to the application.

A. Gaudiello opened public comment.

Stephen Jeffery suggested that the sheds should be located outside of the buffer if possible. He felt that the proposal was not consistent with the Master Plan.

J. Pohopek expressed that the amendment was an attempt at fairness.

Fred Nichols speaking as a member of the public expressed that requiring the structure to be placed outside the buffer if possible would make the requirement more complicated. The goal was to make the process simpler, and less restrictive.

A. Gaudiello closed public comment.

A. Gaudiello expressed what he heard was the classic, collective versus the individual. The Board was attempting to balance public good with personal taking.

R. Spinale believed parameters needed to be in place to assure the ordinance was carried out as intended. As a new member he was not sure what the parameters needed to be.

D. Ayer expressed concern with expansion of the impact.

J. Bouchard commented that the impacts of a 200 s.f. shed in the buffer were extremely minimal.

A. Gaudiello asked for the Boards feeling about going forward with this amendment.

B. Williams believed the Board needed to move forward reaffirming the previous vote.

J. Pohopek expressed there were parameters proposed that would address R. Spinale's concerns.

A motion was made by B. Williams and seconded by J. Bouchard to accept the Zoning Amendment 9.4(5) (c) as amended. The motion carried unanimously. (7-0)

Roll Call

A. Gaudiello	aye
J. Pohopek	aye
J. Bouchard	aye
G. Calef	aye
B. Williams	aye
D. Ayer	aye
R. Spinale	aye

M. Gasses read the proposed definition of "Structure". "Anything constructed, installed, placed, or erected, whether above or below grade. Unless otherwise stated in this Ordinance, the following structures are exempt from the building permit requirements set for in Section 15.4.1 and shall not be construed as structures for purposes of setback requirements, but shall be so construed for all other purposes. ***Sheds may require an Administrative Zoning Permit, see Article 9.4.5.***

A motion was made by B. Williams and seconded by J. Pohopek to accept the amendment of the definition of a structure as read by M. Gasses.

Roll Call

A. Gaudiello	aye
J. Pohopek	aye

J. Bouchard aye
G. Calef aye
B. Williams aye
D. Ayer aye
R. Spinale aye

3. **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 Saint Matthews Drive (Map 268, Lots 1, 1.1, -1.6 and 260-70-78) in the General Residential (GR) Zoning District. By: Michael Sievert, P.E.; MJS Engineering, P.C.; 5Railroad Street; Newmarket, NH 03857

A motion was made by D. Ayer and seconded by B. Williams to continue the application to February 3, 2015. The motion carried unanimously

COMMUNICATIONS RECEIVED

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

J. Pohopek asked if there was any additional information on the Property on new Bow Lake Road. He expressed there was still large amounts of material being brought onto the site.

M. Gasses expressed that she would contact DES to see where they stood. DES had expressed that the site may be in violation of their permitting process. M. Gasses had contacted the Town’s Attorney and had spoken with the developer who was responsible for the material. The developer had agreed to minimum reclamation standards under 155:E. Until the lot annexation was complete the buffers did not apply because the lot had been created in 1998 prior to the creation of the wetland buffer.

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

January 20, 2015 at the Elementary School Annex at 6:30 p.m.

Without objection the Board adjourned at 8:20 p.m.

Respectfully submitted,

Marcia J. Gasses
Town Planner and Land Use Administrator