



BARRINGTON PLANNING BOARD MEETING
Barrington Annex (next to the Elementary School)
572 Calef Highway
Barrington, NH 03825
Tuesday February 3, 2015
6:30 p.m.

Draft Minutes

Members Present

Anthony Gaudiello-Chair
Jason Pohopek Vice-Chair
Joshua Bouchard
George Calef
Bob Williams
Dennis Malloy, Ex-officio arrived at 8:00 p.m.

Members Absent

Jackie Kessler

Alternate Members Present

Daniel Ayer
Fred Nichols
Richard Spinale

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the January 20, 2015 Meeting Minutes.

Without objections the minutes were adopted as presented.

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 a

portion of Saint Matthews Drive located on Gerrior Drive 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.; 5 Railroad Street; Newmarket, NH 03857

The applicant's representative was not present.

A motion was made by J. Pohopek and seconded by B. Williams to continue the application to March 3, 2015 the motion carried unanimously.

3. **263-27-RC-15-Sign (Owner: George Fisher)** Request by applicant to replace 2 wall signs on a 2.7 acre lot at 970 Calef Highway in the Regional Commercial Zoning District (RC) (Map 263, Lot 27). By: Heather Hopkins Dudko, Agent Philadelphia Sign Company; 2 Phoebe Way; Worcester, MA 01605

- The application was received by the Land Use Office on January 12, 2015
- The public hearing was posted in the paper on January 21, 2015
- Abutter Notices were sent on January 21, 2014

Heather Dudko explained that they would be replacing two wall signs with larger signs.

A. Gaudiello explained that the dimensions were in compliance with the sign regulations.

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

G. Calef questioned whether the free standing sign was located outside the right of way.

M. Gasses expressed that the free standing sign was only being replaced and had been approved by the Planning Board in 2004. In reviewing the prior file it showed the sign located 15' from the edge of the right of way. The refacing of the sign did not need a permit.

A motion was made by B. Williams and seconded by F. Nichols to approve the application. The motion carried

Roll call

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

4. **110-19-GR-15-9.6 Permit (Owner: Diva Development)** Request by applicant to present a Section 9.6 Application for Special Permit for Construction in wetland buffer to construct a driveway on a 2.86 acre site located on Liberty Lane (Map 110, Lot 19) in the General Residential Zoning District. Applicant: Tony Franciosa, Kings Oak Properties, LLC; 14 Wadleigh Lane; Hampton Falls, NH 03844

- The application was received by the Land Use Office on January 12, 2015
- The public hearing was posted in the paper on January 21, 2015
- Abutter Notices were sent on January 21, 2014

Comments from the Planner

Board members should review section 9.6 of the Zoning Ordinance and formulate questions based upon how the applicant has/or has not addressed the requirements of the ordinance. The applicant has not indicated the square footage of the impacts both temporary and permanent in the application. Staff recommends that the application be accepted as complete and a public hearing opened.

9.6..... Special Permit for Construction in a Wetland Buffer

A use not otherwise permitted in the wetlands buffer may be undertaken if the Planning Board approves an applicant’s request for a Special Use Permit, provided such use is in keeping with the intent and purposes set forth in this Ordinance as permitted in the baser zoning district and meets the standards listed below. (Reference – RSA 674:21 II)

9.6(1).....After review of all reasonable alternatives it is determined to be infeasible to place the structure outside the buffer zone.

9.6(1) (a)..... The structure must be set back as far as possible from the delineated edge of the wetland or surface water; and

9.6(1) (b).....Appropriate erosion control measures must be in place prior to and during construction; and

9.6(1) (c).....Any disturbance to the surrounding buffer zone must be repaired and restored upon completion of construction; and

9.6(1) (d).....All available mitigation measures to address changes in water quality and quantity be implemented, along with design and construction methods to minimize adverse impacts, if required by the Planning Board.

Tom Loosigian explained the approved lot had a very narrow building envelope. He explained the building itself fit within the building envelope. The proposed driveway encroached within the buffer, along with the turnaround to access the garage entrance on the right side of the proposed home.

D. Ayer asked what the radius was to turn into the garage. He believed he would need an 18’ minimum.

Tom Loosigian expressed he was confident the proposed bend would work.

A. Gaudiello expressed that it appeared to be a rather large incursion into the buffer.

Tom Loosigian explained that the left side was the high side of the site. If the garage was placed on the left side there would be difficulty with drainage.

A. Gaudiello expressed that the applicant was trying to make the lot fit the house, not fitting the house to the lot.

A. Gaudiello asked if there was anything else that needed to be included in the application in order to be complete.

Tom Loosigian discussed the possibility of installing an infiltration trench.

F. Nichols asked about alternatives to what was being proposed.

Tom Loosigian expressed that a house with a two car under garage was what they believed was marketable.

J. Pohopek asked the dimensions of the house were.

Tom Loosigian stated 28' X 36'

A. Gaudiello asked if there was reasonable information provided to accept jurisdiction of the application.

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

Roll Call

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

A. Gaudiello expressed that he was concerned that the applicant was trying to make the land fit the house not the house fit the land.

G. Calef expressed that if the house was turned it would fit the lot better.

J. Pohopek believed that there was a possibility to slide the septic system down. He would like to see alternative designs considered.

D. Ayer asked what the grade was.

Tom Loosigian referred to the plan set.

J. Bouchard arrived at 7:07

B. Williams expressed that the house could be turned. He questioned how it would affect marketability.

R. Spinale asked why he could not flip the house.

Tom Loosigian expressed that the drainage would be impaired.

M. Gasses asked if the board was more inclined to direct the applicant toward avoidance versus mitigation. The expressed they wished to see avoidance.

A motion was made by G. Calef and seconded by B. Williams to continue the application to March 3, 2015. The motion carried unanimously

D. Ayer asked to be excused as a voting member.

COMMUNICATIONS RECEIVED

1) Request for continuation Carbaugh to August 11, 2015

A motion was made by B. Williams and seconded by J. Pohopek approve an extension for 90 days. The motion carried 6-1.

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

A. Gaudiello explained the process. That the planner was presenting to the Board that the precedent conditions on the Notice of Decision had been satisfied and the plans were ready for signing and recording at the SCRD if appropriate.

5. Presentation of certification of Cullen Woods Subdivision.

Without objection the person acting as chair may sign the plan.

6. Presentation of certification of Good & Plenty/Appliance Business.

Without objection the person acting as chair may sign the plan.

7. Presentation of certification of Carmichael/Bodge Subdivision.

Without objection the Board would designate the person acting as chair to sign the plans.

8. Presentation of certification of Dorrance/Olsen Lot Line and Annexation.

Without objection the person acting as chair at the time may sign the plans.

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

February 17, 2015 6:30 P.M. Elementary School Annex

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

Respectfully submitted,

Marcia J. Gasses
Town Planner & Land Use Administrator