



BARRINGTON PLANNING BOARD MEETING
Barrington Annex (next to the Elementary School)
572 Calef Highway
Barrington, NH 03825
Tuesday February 17, 2015
6:30 p.m.

DRAFT MINUTES

Members Present

Anthony Gaudiello-Chair
Jason Pohopek Vice-Chair
Joshua Bouchard arrived at 6:45 p.m.
George Calef
Jackie Kessler
Dennis Malloy, Ex-officio

Members Absent

Bob Williams

Alternate Members Present

Daniel Ayer
Fred Nichols
Richard Spinale

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the February 3, 2015 Meeting Minutes.

Without objection adoption of the minutes was moved to the end of meeting.

Without objection the minutes were adopted as corrected.

ACTION ITEMS

2. [240-15.6-NR-15-Waiver \(Owner: J.L. Powell Construction, LLC\)](#) Request by applicant for a waiver from Subdivision Regulations Article 12.3.2 (4) for driveway grade on a 2.3 acre lot on Young Road in the Neighborhood Residential Zoning District (NR) (Map 240, Lot 15.6). By: Stephen J. Haight, Haight Engineering, PLLC; P.O. Box 116; Dover, NH 03820

- The application was received on January 28, 2015
- Abutter notices were sent on February 3, 2015
- The Notice in Fosters appeared on February 4, 2015
- Staff has included copies of the original subdivision plan and topography for reference purposes
- Please note the parcel is located adjacent to a prime wetland and has a 100' wetland buffer
- Staff recommends that Board members review the comments from Chief Walker and Road Agent, Peter Cook

Steve Haight of Haight Engineering represented the applicant. Mr. Haight explained the slope of the driveway did not meet the regulation. The house had been moved forward in the building envelope due to ledge on the site. The grade was 11.5 %. The culvert installation and paved apron has been installed and approved. The recommendation from the Road Agent and the Fire Chief was that the driveway be paved. The proposed owners planned to pave the driveway in the spring.

A motion was made by [G. Calef](#) 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
D. Malloy	aye
D. Ayer	aye
F. Nichols	aye
R. Spinale	aye

[R. Spinale](#) asked if the driveway was paved.

Steve Haight explained that only the 16' apron was paved.

[D. Ayer](#) expressed that the grade would be difficult to maintain in the winter.

Judy Powell, the builder expressed that the driveway was currently being plowed.

[F. Nichols](#) asked for clarification on what the Road Agent and Fire Chief had approved.

M. Gasses explained that the Road Agent and the Fire Chief had approved what was constructed at the entrance but had placed a requirement on the permit that an engineer certify the 10% or less grade on the driveway had been achieved in compliance with the Planning Boards Subdivision Regulations.

[R. Spinale](#) asked if someone was present to verify the grade during construction.

Steve Haight expressed they were not called until after the apron had been installed.

J. Pohopek asked for the drainage grading to be shown on the plan.

Steve Haight agreed to show the drainage grading, which would flow to the inside of the curve. The curve would be riprapped.

J. Bouchard asked about the additional height in gravel.

Steve Haight explained the gravel was placed after the as built was done.

A. Gaudiello asked if the home was within the building envelope.

Steve Haight explained that the home was well within the building envelope.

A. Gaudiello asked if the home had been placed further back on the site would it have made the grade.

Steve Haight expressed that Mr. Gaudiello was correct.

Robert Slombo the excavator expressed that the current location was the deepest they could locate the home without blasting. He expressed he had erred in his calculations.

G. Calef expressed the applicant was making the best out of a bad situation.

J. Pohopek agreed but wanted the following information shown on the plan: the super elevation, contours, the 12' pavement width, along with the 1' shoulders and rip rap.

J. Bouchard agreed with J. Pohopek.

A. Gaudiello opened public comment.

A. Gaudiello closed public comment.

S. Haight asked if the material was to codify what had been expressed.

J. Pohopek expressed that he needed to see the information on the plan to assist in evaluating the request.

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

NON-ACTION ITEMS

3. Conceptual Review with Svenson's, Christmas Dove and H.R.C.U. on the PUD Regulations on how they pertain to the Town Center District.

Joel Runnals of Norway Plains Associates explained that he was representing the Svenson's, the owners of the Christmas Dove and several of the parcels in the area being discussed. Holy Rosary Credit Union had purchased a parcel on Route 9 adjacent to the Svenson's and had future plans for the site which

would be coming to the Board in the future. The group was at the meeting to discuss the Planned Unit Development Ordinance and some of the issues they had experienced when attempting to come up with the development potential for their combined area of approximately 50 acres.

Joel expressed that the density formula which was based upon 25% of the combined lots area at 40,000 square feet per lot would not achieve the necessary density to achieve the type of development envisioned for the Town Center. He went on to say that the infrastructure costs would not make it feasible for so few homes. Mr. Runnals was bringing the concern with the density calculation to the Board to see if in the future the Board would look to adjust the formula. The Board explained that any revision would require a zoning amendment and the earliest an amendment could be brought forward would be in 2016, if the Board chose to follow that route.

The Board discussed whether the density issue was specific to these lots or was the density calculation an overall concern. The Board believed the density would be a topic they would have to look at more closely before they determined whether a change was warranted.

Joel Runnals explained they were concerned with making sure the Holy Rosary Property could be used in any calculations for the housing if Holy Rosary went forward before a buyer was found for the Svenson Property. The Board expressed a need to look at the ordinance further before weighing in on the request.

Additional parties present included: Garth Swenson, Bill Cormier, John Svenson, Joel Runnals, Attorney Frank Jones, Brian Hughes

COMMUNICATIONS RECEIVED

PLANS RECEIVED FOR MARCH 3 PUBLIC HEARING

- 1) B.R. Peterson Realty, LLC/REP Enterprises 4 Smoke Street, Site Plan
- 2) 614 FPH Real Estate, LLC, Change of Use from residential to office/retail (Tax Map 238 Lot 51)

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

Without objection the meeting has been adjourned 8:55 p.m.

Respectfully submitted,

Marcia J. Gasses
Town Planner & Land Use Administrator