



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

*(Approved April 21, 2015)*

**NOTE: THESE ARE SUMMARY ACTION MINUTES ONLY.**

Members Present

Anthony Gaudiello-Chair  
Jason Pohopek Vice-Chair  
George Calef  
Bob Williams  
Ex-officio

Members Absent

Joshua Bouchard  
Jackie Kessler  
Ex-officio member

Alternate Members Present

Daniel Ayer  
Fred Nichols  
Richard Spinale

Town Planner: Marcia Gasses  
Code Enforcement Officer and Zoning Administrator: John Huckins

**MINUTES REVIEW AND APPROVAL**

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

Without objection the minutes were moved to the end of the meeting.

Without objection due to the late hour review of the minutes was postponed to the next meeting.

## **ACTION ITEMS**

*Review of the applications below is in compliance with 674:54 Governmental Land Uses. The Planning Board made nonbinding written comments relative to conformity or nonconformity of the proposal with normally applicable land use regulations within 30 days.*

*Without objection the Board agreed to address the Conditional Use Permit first, then the Demolition Permit, and then the site plan.*

2. **233-44-NR/HCO-15-3.4Permit (Owner: Town of Barrington)** Request by applicant for a 3.4 Conditional Use Permit for Municipal Building and uses within the Highway Commercial Overlay. The proposed use is a Town Hall including office and meeting space on a 5.48 acre site at 137 Ramsdell Lane in the Neighborhood Residential (NR) and Highway Commercial Overlay (HCO) Zoning Districts. By: Jeff Adler, Dubois & King Inc.; 18 Constitution Drive, Suite 8: Bedford, NH 03110

John Scruton, Town Administrator represented the application.

The Town requested the Planning Board comment regarding the site X appropriateness for the future location of a Town Hall. Marcia Gasses read the 9 conditions for a conditional use permit. The Board noted that this site met the 9 conditions.

3. **233-44-NR/HCO-15-SR (Owner: Town of Barrington)** Request by applicant for a Site Review to propose a 11,820 s.f. building for office and meeting space for a Municipal Building on a 5.48 acre site at 137 Ramsdell Lane in the Neighborhood Residential (NR) and Highway Commercial Overlay (HCO) Zoning Districts. By: Jeff Adler, Dubois & King, Inc.; 18 Constitution Drive, Suite 8; Bedford, NH 03110

*Staff had completed a check list on the proposed application, which was included in the board's packet that evening. M. Gasses expressed the list included additional requirements per the Site Plan Regulations Items not provided:*

- A waiver request from SR4.9.2(1) To allow parking within the front setback
- Note 11. Note the following: Required erosion control measures.....
- The entry property boundary is not shown including monuments found and to be set
- All map and lot numbers addresses, and zoning of abutting property owners
- Existing streets right-of-way and pavement width dimensioned
- Wetland scientist certification
- Drainage Study
- A landscaping plan should be provided for compliance with the regulations
- Lighting plan
- Proposed sign

Suggested items to review:

- Traffic circulation and parking
- The current plans do not show enough of the site to evaluate sight distance and access to the site

- The waiver from SR4.9.2(1) To allow parking within front setback. The front setback is 40' the encroachment should be clarified
- 50 parking spaces are proposed where 39 spaces are required, although this is greater than 10% SR4.9.13(1) the amount proposed is not unreasonable for the use
- Review of the Architectural design if 150' of the centerline of route 9 (SR4.11.5)
- Snow storage

John Scruton explained the proposed site. The proposed building was a long one story building with a large meeting room which could be shut off from the rest of the building. There were 50 parking places and one driveway entrance to the site. A retaining wall was located off to the edge of the building. Drainage would be no more than on the current site. The well would be moved toward the library for separation from the septic. Currently the septic was proposed for under the parking lot. There was some snow storage on the site but excess would need to be removed.

J. Pohopek expressed that there was no connection to the adjacent parking lot.

J. Scruton expressed that the separation between the parking lot and access to the playground and cistern was for safety purposes.

J. Pohopek recommended the septic be placed under a pervious surface due to the high cost of replacement if there were issues down the road.

J. Scruton expressed that the location would be looked at.

J. Pohopek asked why a future library location was on the plan.

John Scruton explained that the library was planning to build in the future but they were just showing a possible impact. The intention was to show that a future library could fit on the site.

F. Nichols expressed a concern with the parking lot design. He had concerns with the single entrance and exit to the site.

J. Pohopek expressed that if the plan was modified the plan should be brought back to the Board.

A. Gaudiello opened public comment.

Joel Runnals expressed that the septic should not go under the parking lot.

Ken Grant agreed the septic should not be under the parking lot.

A. Gaudiello closed public comment.

A. Gaudiello expressed a motion was in order to submit to the selectmen the planners comments along with the minutes

*A motion was made by J. Pohopek and seconded by B. Williams to submit to the selectmen the planner's comments along with the minutes of the meeting. The motion carried unanimously*

*Note: "Seeing the Planning Board does not have the authority to approve or disapprove municipal use of land, no recommendation was given".*

4. [233-44-NR/HCO-15-Demo\(Owner: Town of Barrington\)](#) Request by applicant for a Demolition Permit to demolish the former Town Hall and construct a parking area to service Municipal Buildings on a 5.48 acre site at 137 Ramsdell Lane in the Neighborhood Residential (NR) and Highway Commercial Overlay (HCO) Zoning Districts. By: Jeff Adler, Dubois & King Inc.; 18 Constitution Drive, Suite 8: Bedford, NH 03110

J. Scruton asked for comments from the Board on the demolition of the existing building, he explained that building the new building would not require the demolition of the old building.

A. Gaudiello clarified that the board was looking at the appropriateness of methods of removing the building.

G. Calef expressed that a lot of people believed the Town should save its historic buildings and preserve its rural character.

J. Scruton explained they would hire a licensed demolition company. Asbestos had been removed from the site. The quote came from Danley Demolition who would be responsible for all the requirements of the permit.

F. Nichols expressed that they had not heard how the demolition would occur.

A. Gaudiello expressed the Board should advise the Selectmen of the Performance Standards and advise the Selectmen to have the demolition company comply with the requirements.

Staff suggests the Board review the following items:

- Storage of demolition material if on site
- Finished grades of area to be disturbed
- How drainage would be impacted by the demolition

M. Gasses read the Civil Demolition Notes:

1. Prior to the commencement of construction or site clearing, the limit of work shall be clearly marked in the field (via demarcation fence) by the contractor at 50-foot intervals. The contractor shall be responsible for all work within the limit of work and was prohibited from using any area located outside such limit.
2. In the event ledge removal is required (via blasting or jack hammering) the contractor shall be responsible for the creating an existing conditions file consisting of video, photographs and documentation of the project site and abutting existing features, including but not limited to, abutters located across all streets within the vicinity of the project site.
3. The contractor shall be responsible for the prevention of erosion. All disturbed areas shall be stabilized in the shortest practical time and temporary control devices shall be deployed until such time as adequate soil stabilization has been achieved. Temporary storage of excavated materials shall be

managed in a manner that will minimize erosion. See erosion control plan and erosion control notes & detail sheet for supplemental information.

4. Suitable excavated materials may be incorporated into the project. This provision shall in no way relieve the contractor's obligation to remove and dispose of any material determined by the engineer to be unsuitable for backfilling or excess suitable material. All disposed material shall be in accordance to all local, state and federal laws.

5. All excavation shall be performed in accordance with O.S.H.A. standards, as well as additional provisions to assure stability of contiguous structures.

6. The contractor shall field verify location of all existing utilities prior to construction activities.

J. Pohopek expressed that the demolition should be during normal business hours and comply with the performance standards.

M. Gasses expressed that the performance standards would not necessarily apply to typical construction activity; using the example of noise.

Paul Mausteller asked John Huckins if there would be a site assessment.

John Huckins expressed that Danley Demolition performed demolition on a continuous basis and was very familiar with the requirements.

Ken Grant asked John Scruton how many tests were conducted, so that they can understand whether the threat from the building was consistent.

John Scruton expressed that Mr. Grant had been supplied with the information.

John Huckins expressed there was no concern with mold during demolition of the building as a whole; it was a problem when demolition occurred in a confined space.

A. Gaudiello expressed that a note be made that there were concerns with burying the material.

Ken Grant expressed that the curbing which had previously been removed was quite large and drainage issues occurred following the curbing's removal.

A. Gaudiello closed public comment

*Note: "Seeing the Planning Board does not have the authority to approve or disapprove municipal use of land, no recommendation was given".*

#### **OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD**

5. Review of Article 16 (PUD) with Code Enforcement and Town Planner.

A. Gaudiello introduced John Huckins.

The Board spent time going over portions of the Ordinance relating to Planned Unit Development. The purpose of the review was for Board members and staff to have a consistent understanding of the ordinance. A number of issues were raised. The Board welcomed Joel Runnals inclusion in the discussion.

A. Gaudiello asked for volunteers to work with John, Marcia and himself to discuss issues they have found in Article 16.

R. Spinale volunteered

J. Pohopek volunteered

Joel Runnals asked to be included.

M. Gasses would coordinate a time for the group to meet.

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

April 7, 2015 6:30 p.m. Elementary School Annex

*Without objection the review of minutes was postponed to the next meeting.*

*Without objection the meeting was adjourned at 9:30 p.m.*

Respectfully Submitted,

Marcia J. Gasses  
Town Planner and Land Use Administrator