



BARRINGTON PLANNING BOARD MEETING
Barrington Annex (next to the Elementary School)
572 Calef Highway
Barrington, NH 03825
Tuesday April 7, 2015
6:30 p.m.

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

Meeting Minutes

Members Present

A. Gaudiello-Chair
J. Pohopek Vice-Chair
George Calef
F. Bussiere – ex-officio

Members Absent

J. Bouchard
B. Williams

Alternate Members Present

D. Ayer
F. Nichols
R. Spinale

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

Without objection the minute review was moved to the end of item #3

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

Without objection the minutes were accepted as presented.

2. Approval of the March 17, 2015 Meeting Minutes

F. Nichols moved that the minutes be approved with minor corrections. The motion failed for lack of a second.

G. Calef expressed concern that the minutes may be interpreted as the Board approving of a new Town Hall. He raised concern that no formal vote had been taken on whether the application from the Town met the regulations.

The Board put off further discussion of the minutes to the next meeting.

ACTION ITEMS

3. [239-2&235-1-TC/SDAO-15-LL/Sub \(John & Linda Svenson & 1962 Real Estate, LLC\)](#) Request by applicant for a Design Review to Adjust the Lot Lines between Map 235, Lot 1 and Map 239, Lot 2 and Subdivide those lots into Five Lots located at on Christmas Lane and Franklin Pierce Highway in the Town Center (TC) Zoning District. By: Joel D. Runnals, LLS, Norway Plains Associates, Inc.; PO Box 249; Rochester, NH 03866-0249

Dan Wensley of Wensley and Jones represented the applicants 1962 Real Estate LLC, the Svenson's Attorney Gregory Wirth and Surveyor Joel Runnals were also present. The project was a joint effort to come up with a subdivision plan which was consistent with the Town Center Zoning District. The Christmas Dove had an existing driveway and the former Hayes property now owned by 1962 Realty had two curb cuts. The proposal would create five lots from two and a future road would serve as access for all the lots. The applicants had received a Special Exception from the ZBA to allow the existing accesses to be used until additional development was to occur. When site plan review was required the road would then need to be designed and constructed. The hope was the plan would go forward with the current uses and that the road design would be triggered at the time of site review.

D. Ayer questioned where access for Garths Svenson's property would be located.

Joel Runnals expressed that the additional driveways would need to be surveyed and agreements reached. Access would be from the future road once constructed.

A. Gaudiello expressed one of the submittal requirements were that a road be designed.

Dan Wensley expressed that a waiver request to the requirement would be part of the formal application.

J. Pohopek questioned the location of the parking for Christmas Dove on an adjacent proposed lot.

Dan Wensley expressed there would be easements.

F. Nichols asked the purpose of subdividing this property.

Dan Wensley expressed the purpose was to encourage development in this area.

Attorney Wirth expressed this was the first step in making this area developable.

Dan Wensley expressed to build the road speculatively would be a financial risk.

A. Gaudiello asked what would change with the road if the design was delayed.

Dan Wensley expressed that the curb cuts or turn around could change.

J. Pohopek expressed that easements would need to be provided.

A. Gaudiello opened public comment.

Lillian Boyer expressed that she did not want her home forgotten during the discussions. The Boyer's had a deeded right of way to access their property from the curb cut for Christmas Lane and wanted to make sure their access was part of the discussion.

A. Gaudiello closed public comment.

A. Gaudiello expressed a financial argument would need to be made for a waiver for the road and a very solid rational.

A motion was made by D. Ayer and seconded by J. Pohopek to continue design review to May 19, 2015. The motion carried unanimously

The above application was before the Board for design review. Staff suggested the Board consider for discussion the following items:

- Whether they believe road design was appropriate at subdivision or at the time of site review which would require a waiver from 5.3.2 Proposed Site Conditions.
- Road design in the future may require a 9.6 Special Permit for a terminus.
- The ZBA allowed 5 years under the Special Exception for development to occur and the three driveways to be abandoned. The applicant would have 24 months after approval to achieve active and substantial development (674:21(a)). The Planning Board may, for good cause, extend the 24-month period set forth in subparagraph I(a) (674:21IV
- Structures would need to be removed from the future location of the roadway
- The site plan for the Christmas Dove would need to be amended and easement language for parking developed
- The relocation of the right of way to lot 235-4 must be agreed upon
- A developers agreement would need to be executed

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

3. Review of a request for a building permit on Knowles Drive a private road, for Kevin Roy and Carrie Vaich Map 115 Lot 48

M. Gasses explained to the Board that the request was for an addition to an existing home on a private road. The Board had recently approved a lot line adjustment of the proposed lot. Road Agent, Peter Cook had expressed in his memo to the Selectmen that he had no issue with the road and the proposed addition would not increase the amount of traffic on the road.

A motion by D. Ayer and seconded by G. Calef to support the issuance of a building permit. The motion carried unanimously.

4. Review of Request for building permit on Marsh Road a Class VI road for David Drubner Map

J. Pohopek recused himself.

F. Bussiere recused himself.

J. Pohopek along with Chip Craven was present. The applicant was proposing to build a single home on the 26+ acre lot. The home would take access from Marsh Road a class VI road.

J. Pohopek explained that the Fire Chief wanted to see two turnouts of approximately 16' in width.

M. Gasses explained that in the memo Peter Cook, Road Agent had submitted to the selectmen he had explained that the applicant was aware of the Class VI and Private Road Policy and the standard which was required for the road to be brought up to.

A motion was made by G. Calef and seconded by D. Ayer stating the Board supports the request as presented. The motion carried unanimously.

5. Case # 250-85-RC-SDA-12-SR Request for extension to meet substantial work upon site plan that was approved on April 17, 2013. The request is because the construction bank loan process is almost completed and funds will be available to build on the site.

J. Pohopek recused

F. Bussiere recused

M. Gasses explained that the applicant needed more time to get a shovel in the ground and achieve substantial work on the site. The applicant was currently seeking financing for construction.

A motion was made by D. Ayer and seconded by G. Calef to approve and extension for one year. The motion carried unanimously.

6. Case # 263-7-RC & SDA-14-SR Gibb Auto Sales, Request for extension to meet precedent conditions to June 2, 2015. Conditional approval date June 3, 2014 and certification of plans

J. Pohopek recused himself

J. Pohopek explained that there had been a miscommunication with the applicant and the final plans had not been submitted prior to the expiration. The applicant was ready to move forward and all conditions had been met.

M. Gasses expressed that nothing had changed in the regulations which would have impacted this application.

A motion was made by R. Spinale and seconded by D. Ayer to extend the date to meet precedent conditions to May 1, 2015. The motion carried unanimously.

M. Gasses certified that all conditions had been met.

Without objection the board designated the chair to sign the plan set.

7. Case # 110-19-GR-15-9.6 Request by applicant for a 9.6 Special Permit on Liberty Lane, approval date March 3, 2015- certification of plans

M. Gasses certified that all conditions had been met.

Without objection the board designated the chair to sign the plan set.

8. Case # 234-26-V-SDAO-15-SR Request by applicant for Site Review by REP Enterprises conditional approval date March 3, 2015 – certification of plans

M. Gasses certified that all conditions had been met.

Without objection the board designated the chair to sign the plan set. The motion carried unanimously

9. Case # 203-7-GR-14-SD –Sub-Request by applicant for two lot subdivision, conditional approval June 3, 2015 – certification of plans

M. Gasses certified that all conditions had been met.

Without objection the board designated the chair to sign the plan set. The motion carried unanimously

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

April 21, 2015 6:30 p.m. Elementary School Annex

Without objection the meeting was adjourned 8:40 p.m.

Respectfully submitted,

Marcia J. Gasses
Town Planner and Land Use Administrator