



**BARRINGTON PLANNING BOARD MEETING**

**NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER**

**77 RAMSDELL LANE**

**Barrington, NH 03825**

**Tuesday December 15, 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**

Members Present

Jason Pohopek Vice-Chair  
Joshua Bouchard  
George Calef  
Fred Bussiere – ex- officio

Members Absent

Anthony Gaudiello  
Fred Nichols

Alternate Members Present

Daniel Ayer  
Richard Spinale

Town Planner: Marcia Gasses

**MINUTES REVIEW AND APPROVAL**

1. Approval of the December 1, 2015 Meeting Minutes.

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

*A motion was made by G. Calef and seconded by R. Spinale to approve the minutes of December 1, 2015.  
The motion carried unanimously*

## NON-ACTION ITEMS

2. Matt Sullivan will be giving an overview of the Draft Existing Land Use and Demographic chapters. Without objection item #2 was moved until after item #3.

Matt Sullivan presented the Draft Existing Land Use and Demographics and Housing Chapters which had been written in cooperation with Strafford Regional Planning and the Planning Boards Master Plan subcommittee. The draft chapters are attachments #1 and #2

## ACTION ITEMS-PUBLIC HEARING CASES

3. [210-57-GR-15-EXT-12/15 \(Trinity Conservation, LLC-Daniel J. Hussey\)](#) Request by applicant for a one year extension of their Site Plan approval on the following case (Expiration Date January 6, 2016): 210-57-GR-12-SR Daniel Hussey (Trinity Conservation-Gravel Excavation Operation) Request by applicant to propose a Gravel Excavation Operation with access through Map 210, Lot 44 on a 100 acre site located on Green Hill Road (Map 210, Lot 57) in the General Residential (GR) Zoning District. By: Jeff Kevan; TF Moran, Inc.\*

FX Bruton represented the applicant. Ron Fredette the broker for the property also was present. FX Bruton expressed that the approval process was very lengthy and there was a significant effort on the part of all involved. The applicant had addressed many concerns during the approval process including over \$360,000 improvements. The applicant had actively sought an operator. A one year extension had been contemplated as part of the approval due to the complexity. Given the budget issues of the state and lack of need for material due to the economy was what was being contemplated.

F. Bussiere asked when the plan had been signed.

FX Bruton expressed January 6, 2016

J. Pohopek asked if any improvements had been done.

John Hussey expressed no improvements had been completed. He expressed they would have to construct the road improvements before operating the pit.

R. Spinale asked if any work had been done.

John Hussey expressed they had not done any work. They had wanted to sell the pit to a party and the buyer would perform the improvements.

R. Spinale expressed the economy had gone south in 2008 and the letter provided by the applicant gave the impression that information was a shock.

FX Bruton expressed it was more of the States funding situation to buy material.

D. Ayer expressed the Town had applied for bridge aid to replace the Green Hill Road Bridge.

FX Bruton expressed that if the traffic was to go west than the road would need to be upgraded.

J. Pohopek asked FX Bruton to speak to the Conditional Use Permit which now would be required.

FX Bruton expressed that the option to allow for a one year extension was in the Notice of Decision.

R. Spinale expressed that although the application was complex nothing had been completed on the project. He asked why the applicant did not feel they needed to come back for a conditional use permit under the current regulations.

FX Bruton asked that the Board respect the process the applicant had gone through.

J. Pohopek opened public comment.

William Potter of Rochester expressed the property was a mess. Hansonville Road was now closed in Rochester to truck traffic. If they were going to go through this again let the applicant play by the rules.

Elizabeth Iber expressed she lived across the river from project. The Zoning had been changed to allow the use and now the zoning had been changed again to require a Conditional Use Permit. She believed the applicant should have to apply again under the current rules.

Jim McDevitt expressed that the applicant claimed the economy had been a factor yet the economy had grown.

J. Lapham McDevitt expressed although he had received a letter his wife had not.

Eve Faulkner expressed she had not received a notice.

Mr. Hussey expressed the permit was only for one lot.

M. Gasses expressed that the site approval included two lots and abutters to both lots needed to be notified.

Tom Anderson was concerned with safety

J. Pohopek expressed that trucks were currently allowed to travel the road.

Celia Bannenberg expressed that the project had not been unanimously approved by the Board. There had been no effort made to improve the road.

Jim Connelly expressed that he did not want to get in the way of a man's right to make a living except when it affected a whole neighborhood. The possibility of trucks every four to 6 minutes would have a negative effect on the people of the neighborhood.

Celia Bannenberg expressed that where the zoning had changed they should start all over again.

Justin Purpora expressed that he lives on Smoke Street and that his kids ride their bikes and it was a safe situation.

Bob Briden asked what the project was; he was new to the area.

J. Pohopek explained the history of the project.

Elizabeth Eiber expressed there would also be blasting and rock crushing.

Andy Knapp expressed that if the regulations had changed to allow the operation and the regulations had changed again then the new regulations should now apply.

A resident of Rochester and abutter expressed he already had cracks and that there was the possibility of further damage from blasting.

Paul Mausteller asked if there was a reclamation plan as part of the project.

J. Pohopek expressed a reclamation plan was part of the approval.

Mrs. Andrews expressed they would all be impacted by blasting in the Stillwater Development.

William Potter expressed there were plans in place but would the plans be followed. There had been changes that had occurred in the last two years.

J. Pohopek closed public comment.

J. Pohopek expressed that the applicant made an effort to notify the Board that the application might need more than two years. He wanted the Board to discuss the effect of how zoning now required a Conditional Use Permit. He expressed he was sensitive to concerns regarding dust, noise and safety issues.

D. Ayer expressed that the applicant had covered all basis during the original approval.

G. Calef expressed they had allowed it last time and wanted to know if anything had changed. There had been considerable conditions placed on this application.

R. Spinale expressed that the rules had changed.

J. Bouchard expressed the bridge would be inspected by the state. He believed the intent of the one year extension was if active effort had been made.

F. Bussiere expressed that he did not believe the applicant could meet the requirements of a conditional use permit.

*A motion was made by D. Ayer and seconded by R. Spinale to verify and renotify the abutters and continue consideration to January 5, 2016 The motion carried unanimously*

#### **REPORTS FROM OTHER COMMITTEES**

D. Ayer expressed the Conservation Commission supported the petitioned article.

D. Ayer expressed the Conservation Commission supported Joe Falzone's project on Tolend Road and Route 125.

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

4. Turbocam International requesting an extension to meet precedent conditions for Map 234, Lot 1.5. The Board expressed concern that the extension needed to be the last, since the conditions were minor in nature. The plan needed to be finalized and signed and the letter to the applicant should include wording to that affect.

*A motion was made by D. Ayer and seconded by G. Calef to grant a final 6 month extension. The motion carried unanimously.*

5. Tentative schedule of meeting dates for 2016.

6. Consideration and discussion of possible Zoning Ordinance Amendments.

M. Gasses read through the proposed Zoning Ordinance Amendments. See attachments “A”, “B” and “C”

Without objection the proposed zoning amendments were moved to a first public hearing.

7. Schedule a date for the First Zoning Amendments Public hearing.

*A motion was made by D. Ayer and seconded by F. Bussiere to hold the first public hearing on January 5, 2016 at 6:00 p.m. at the Early Childhood Learning Center*

8. Cases before the board for January 5, 2016.

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

The public hearing on Zoning Amendments will be at 6:00 p.m. on January 5, 2016 at the ECLC  
The regular Planning Board Meeting and public hearing will be at 6:30 p.m. on January 5, 2016 at the ECLC.

*Without objection the meeting was adjourned at 10:00 p.m.*

Respectfully submitted,

Marcia J. Gasses  
Town Planner & Land Use Administrator