



**BARRINGTON PLANNING BOARD MEETING**

**NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER**

**77 RAMSDELL LANE**

**Barrington, NH 03825**

**(Approved June 6, 2017)**

**Tuesday May 16, 2017**

**6:30 p.m.**

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

**DRAFT MINUTES**

Members Present

Fred Nichols, Chair

James Jennison, Vice Chair

Casey O'Brien-ex-officio

Jeff Brann

Richard Spinale

Steve Diamond

Alternate Member Absent

Dan Ayer

Town Planner: Marcia Gasses

**MINUTES REVIEW AND APPROVAL**

1. Approval of the May 2, 2017 Meeting Minutes.

Without objection the minutes were approved as corrected.

Corrections Made:

- Jeff Brann should be listed as absent
- line 41: cross out 'The motion carried unanimously'
- line 70: eliminate line

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- reword line 92 to “and the correct people should be here when the applicant returns.”
- line 165: quote 1.6(1) from the Zoning Ordinance
- minor grammatical changes

## ACTION ITEMS

2. [234-84-V-17-SR \(Owners: Town of Barrington\)](#) Request by applicant for a proposal to construct a storage garage behind existing Public Safety Complex that will be between 24’ x 24’ or 30’ x 30’ on a 9 acre lot at 774 Franklin Pierce Highway (Map 234, Lot 84) in the Village Zoning District. Also to be considered a hearing under RSA 674:54, II.

J. Jennison recused himself as he was an abutter.

John Scruton, Town Administrator expressed the building would comply with all zoning requirements. It may be 30’X 30’ or 24’X30’. The nearest wetlands were over 50 feet away. Eventually the Fire Department planned to go to two ambulances and they needed to get some of the current stored items out of the main building. It would be an unheated storage building.

J. Brann expressed that under 674:54 there should be plans and specifications.

J. Scruton explained they did not have plans. The building was going to be built by facilities.

J. Brann expressed they did not have much to go on.

C. O’Brien explained they had opened bids at the selectmen’s meeting and specific items were listed.

J. Scruton explained they would build a 30’X30’ building. The building could be put up well within the \$25,000 budget.

F. Nichols asked if the architecture would match the existing building.

Paul Sanders, Facility Manager explained the specifications that would be brought forward Monday evening at the Selectmen’s meeting.

F. Nichols expressed the building should match the existing building.

J. Scruton explained the doors would be 10’.

S. Diamond expressed that he would have liked to see more detail. He asked if a future building might be needed on this site.

J. Scruton expressed no.

J. Brann expressed any future expansion of the Public Safety Building would have to go on the Cate Road side.

R. Spinale asked if they were concerned about heating the building in the future.

J. Scruton expressed there were no plans to heat the building.

J. Scruton expressed a future expansion of the Fire Station would be to the west side of the building.

F. Nichols was concerned there was no lighting in the building.

J. Scruton expressed they did not anticipate an immediate need to light the building.

F. Nichols was concerned that the Board had made small businesses in the past hire a surveyor and it rubbed him wrong that the Town was not following the same requirements.

M. Gasses expressed that if the project had been residential it would not have needed to come to the Board. The building when constructed would meet all Town requirements and building codes.

S. Diamond asked if it was staked. It did not appear to be square to the building.

C. O'Brien expressed that they would ask for a licensed engineer to shoot the line to make sure they were within the setbacks.

J. Jennison explained there was a third category, not residential or commercial and that was governmental.

J. Brann expressed that when the government does not follow its own rules it upsets the populous.

J. Brann asked where the runoff currently went and did it affect the drainage.

J. Scruton expressed the runoff sheet flowed toward the fire pond and he did not believe it would affect the drainage negatively.

J. Jennison expressed if the building was turned the ridge poles would match and there would be the possibility of expansion. He also believed it would look better with a steeper pitch.

R. Spinale expressed there should be power.

C. O'Brien explained there would be a sweep.

F. Nichols expressed the only concern he heard was to match the current building architecturally as much as possible.

R. Spinale asked who was building the garage.

Paul Sanders explained the School Department and Town manpower.

S. Diamond expressed the building would be gloomy without windows.

J. Brann summarized that a 6 to 1 pitch roof, electricity and/or windows, and appearance as similar to the existing building as possible were the concerns he heard raised.

J. Jennison returned to the table.

3. [217-27&218-7-GR-17 \(Owners: Town of Barrington\)](#) Request by applicant for a proposal to construct a gravel parking lot located on Scruton Pond Road and Town Farm Road (Map 217, Lot 27 & Map 218, Lot 7) in the General Residential Zoning District. Also to be considered a hearing under RSA 674:54, II.

M. Gasses explained the Conservation Commission would not be going forward with the proposal that evening. She had visited the site and found a large amount of water pooling and what appeared to be wetlands. David Allain, the wetlands scientist had visited the site with her and confirmed the pooling and what appeared to be wetlands. He had visited the site in the fall and apologized for missing the situation. Mr. Allain had delineated the wetlands while she had watched and then revised the plan, which reduced the area of the proposed parking lot.

Bob Arsenault expressed that he now needed to repave his driveway after all the traffic it has seen since the Town purchased the Calef property. People come down his driveway to turn around.

F. Nichols expressed there was a lot of concern with the location both from members and the public.

4. [238-46-TC-17 \(Owners: Barrington School District\)](#) Request by applicant for a proposal to construct a parking lot and drainage located at 570-572 Calef Highway (Map 238, Lot 46) in the Town Center (TC) Zoning District. Also to be considered a hearing under RSA 674:54, II.

Paul Sanders explained the School Department has had a lot of problems with the site. Drainage on the site was 27 year old catch basins that were failing. On the back side there were French drains that did not function and created a lake. The grading was off and not pitched correctly. They were adding 3 catch basins and 12" pipe. Additional parking was proposed with three additional catch basins.

They had also looked at the traffic pattern. Cars started lining up at 2:00 for a 3:00 dismissal. It was almost impossible to gain access to the site during that time period. They were proposing to change the flow so that drop off and pickup would be to the rear. The fire lane would need to be maintained. There would be some existing parking omitted but additional parking built. A gravel lot was proposed for overflow. The evacuation plan would now locate evacuees to the gravel parking area. LED lights with 20' poles would be added.

J. Brann expressed that he recognized the need for additional lighting. He also expressed directionality would need to be established through the parking lot.

F. Nichols expressed they would need to establish where they were going to store snow.

F. Nichols expressed they had a gravel lot that would sheet flow but they had not taken any elevations or calculations for flow.

Paul Sanders expressed they had elevations for the rims.

F. Nichols asked why they wouldn't get elevations.

Paul Sanders expressed the contractor felt they could make it work.

F. Nichols expressed they had not spent enough money on engineering.

Paul Sander said they spent \$10,000; they would need to spend \$40,000 for what he was asking.

J. Brann asked how they knew it would work.

C. O'Brien explained the low point was 10' lower.

J. Brann expressed the impervious area to the front was nearly doubling.

Paul Sanders explained the site dumps fast and will be pitched to drain. He did not believe they would end up with ponding in the back.

J. Brann expressed it did not give him a warm fuzzy "that in theory it would work" vice a more complete engineering analysis.

Paul Sanders explained the bids had been made and accepted. There were no red flags that were brought up.

J. Brann expressed the contractor counts on the professionals to design a workable plan.

C. O'Brien expressed the current location of the cistern is blocked off for emergency vehicles and he was concerned with the one way traffic flow and sufficient access.

Paul Sanders expressed the situation would actually be improved.

C. O'Brien expressed he did not see where bus traffic was going to go.

Paul Sanders explained currently they enter on Mallego. The proposal was going to have buses enter from 125 in the morning and in the evening, but in the afternoon the busses would exit on Mallego.

F. Nichols expressed he appreciated they tried to save money but spending more on engineering is money well spent. Right now they did not know for sure if the site changes would work.

C. O'Brien asked who got the bid.

Paul Sander said unofficially Busby and Advanced Paving.

## **COMMUNICATIONS RECEIVED**

## **REPORTS FROM OTHER COMMITTEES**

## **UNFINISHED BUSINESS**

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

5. New Cases before the board on June 6, 2017.

M. Gasses explained the Cell Tower application would be back and there would be an application for a Home Business.

6. Rules of Procedures

F. Nichols asked that the changes be incorporated.

M. Gasses expressed she would provide copies for Board members for the next meeting.

7. Goals

F. Nichols asked how they could simplify dealing with Barrington ordinances. He would like to see flow charts to help applicants. He mentioned that in Arizona he was able to do a lot line revision without hiring a surveyor.

M. Gasses expressed that she and John Huckins worked with applicants to make the process smooth for them. Applicants were now able to have their applications approved in a single meeting. She explained she could provide flowcharts, but did not believe they would contain the level of detail he was looking for. New Hampshire Law did not allow for lot line revisions without a surveyor.

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

June 6, 2017 at the ECLC, 77 Ramsdell Lane

Without objection the meeting was adjourned.

Respectfully submitted,

Marcia J. Gasses  
Town Planner & Land Use Administrator