



BARRINGTON PLANNING BOARD MEETING

NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER

77 RAMSDELL LANE

Barrington, NH 03825

Tuesday August 1, 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.

(Approved September 5, 2017)

MEETING MINUTES

Present

Fred Nichols, Chair

James Jennison, Vice Chair

Casey O'Brien-ex-officio

Jeff Brann

Richard Spinale

Steve Diamond

Alternate Member Absent: Dan Ayer-ex-officio

Town Planner: Marcia Gasses

POSSIBLE PLANNING BOARD MEMBER

M. Gasses explained to the Chair F. Nichols that there was a possible [future] Board member here. She introduced Donna Massucci. Donna explained that she was a business owner in Town and has lived here for 18 years. She explained that she was interested in learning more about the Town government and to get more involved in the community.

MINUTES REVIEW AND APPROVAL

1. Approval of the July 11, 2017 Meeting Minutes.

Without objection the Board approved the July 11, 2017 meeting minutes with minor changes. The motion carried unanimously.

ACTIONS ITEMS

2. **220-9.1-GR-17-(2)Sub (Owners: Knox Marsh Development)** Request by applicant to subdivide a 4.11 acre lot into 2 parcels located at 61 Green Hill Road (Map 220, Lot 9.1) in the General Residential (GR) Zoning District. By: Chris Berry; Berry Surveying & Engineering, 335 Second Crown Point Road; Barrington, NH 03825.

F. Nichols explained that the applicant proposed to subdivide into two lots the existing 4.11 acres located at 61 Green Hill Road in the General Residential Zoning District.

Chris Berry from Berry Surveying & Engineering explained that he was representing the applicant Knox Marsh Development LLC to subdivide the lot at 61 Green Hill Road into two parcels. He explained to the Board that a variance was granted by the Zoning Board of Adjustment to allow a back lot subdivision for frontage less than 50'. He explained that there would be one back lot and one front lot. He explained that he also showed the buildout area and that there were no wetlands on this site. He explained that a topographic survey was done which shows that this was a sandy site, also test pits were done. He explained that all abutting structures within 100' were shown and the plan also showed driveways. He also explained that the applicant was not asking for any waivers.

J. Brann asked about the Application Agreement not being signed.

M. Gasses explained that the Application was signed. She explained that there was no requirement to sign the agreement.

R. Spinale explained that if the applicant doesn't sign the applicant agreement, this did not make it not valid.

C. Berry agreed to sign that Application Agreement for his company.

M. Gasses explained to the Board Application Agreement signature means that the applicant gives permission for a site walk or access to the property.

A motion was made by C. O'Brien and seconded by J. Jennison to accept the application as complete. The motion carried unanimously.

J. Brann asked about the driveways; it was unclear as the back lot shows a 30' strip for access to the lot. He questioned if there was going to be another driveway on that road to access the front property or are the lots going to have a shared driveway.

C. Berry explained that there would be two separate driveway accesses. He explained if there were two back lots proposed, then the driveway would need to have to be shared.

C. O'Brien asked where the driveways would come off of.

C. Berry explained that both driveways would be coming off Green Hill Road. He explained the location of both driveways.

S. Diamond asked what the distance between the two driveways was.

C. Berry explained that the driveways would be 65' or so.

S. Diamond asked if there was a minimum distance between the driveways.

C. Berry explained that the requirements for back lots is less than a front lot conventional subdivision.

M. Gasses explained that map and lot information on that back lot needed correction.

S. Diamond asked why the applicant needed a variance for the back lot.

C. Berry explained that the applicant needed 250' in order to do the back lot subdivision.

F. Nichols opened public comment.

F. Nichols closed public comment.

M. Gasses read the draft Notice of Decision.



Planning & Land Use Department

Town of Barrington

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DRAFT NOTICE OF DECISION

| | | | |
|--------------------------|------------------------|----------------------------------|-------------------------------|
| <i>[Office use only]</i> | <i>Date certified:</i> | <i>As built received:</i> n/a | <i>Surety returned</i> n/a |
|--------------------------|------------------------|----------------------------------|-------------------------------|

"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.

Proposal Identification: 220-9-1-GR-17-(2)Sub (Owners: Knox Marsh Development) Request by applicant to subdivide a 4.11 acre lot into two parcels located at 61 Green Hill Road (Map 220, Lot 9-1) in the General Residential (GR) Zoning District. By : Chris Berry; 335 Second Crown Point Road Barrington, NH 03825

| | |
|--|-------------------|
| Owner: Knox Marsh Development LLC 242 Central Ave. | Dated: XXXXX/2017 |
|--|-------------------|

Dover, NH 03820

Applicant (Contact):
Christopher Berry
Berry Surveying & Engineering, PE, LLS
335 Second Crown Point Road
Barrington, NH 03825

Dear applicant:

This is to inform you that the Barrington Planning Board at its XXXXX, 2017 meeting **CONDITIONALLY APPROVED** your application referenced above.

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Board. Certification of the plans is required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please Note* If all of the precedent conditions are not met within 6 calendar months to the day, by XXXXXX, 2018, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board. *Reference 8.2.3 of the Town of Barrington Subdivision Regulations*

Conditions Precedent

- 1)
 - a) Add the owners signature to the final plan
 - b) Add the wetland scientist stamp & signature to the final plan
 - c) Add State Subdivision Approval Number to the Plan
- 2) Revise the following plan notes
 - a) Add the information regarding the Variance to 4.1.3(1) was granted on July 19, 2017 to note #18 on Sheet 1
- 3) Add the following plan revisions to the plans
 - a) Correct the back lot numbering to read; Map 220, Lot 9-2
 - b) Label Green Hill Road as Class V
- 4) Add the following plan notes:
 - a) a note verifying that the proposed driveway entrances have required sight distance of 300'
 - b)
- 5)# Proper and complete survey monumentation shall be installed on the properties as a condition to final approval of the application. Granite bounds shall be set at the intersection of existing or proposed lot sidelines with existing proposed streets. Iron pins (pipe or rod) are to be placed at all property line corners and angles, and all points of curvature and points of tangency. Monuments for the lot being developed shall be placed not more than 300 feet apart in any straight line. The applicant's surveyor shall certify in writing that the

bounds and pins have been installed according to the submitted plan. (*Reference 8.8 of the Town of Barrington Subdivision Regulations*)

- 6) Any outstanding fees shall be paid to the Town
- 7) Final Drawings (a) five sets of black line (b) plus one set of 11"X17" final approved plans (c) one electronic version by pdf or CD must be on file with the Town. Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the plans. Note. If there are significant changes to be made to the plans, as specified above, one full size check print must be sent to the Land Use Office for review prior to producing these final drawings.

(Note: in the section above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,

Marcia J. Gasses

Town Planner & Land Use Administrator

cc: File

F. Nichols read for the record that abutters Robert & Patricia of 54 Green Hill Road stated that they had no problem with the subdivision.

A motion was made by C. O'Brien and seconded by R. Spinale to approve the 2 lot Subdivision with the conditions as read by the planner. The motion carried unanimously.

COMMUNICATIONS RECEIVED

A. M. Gasses explained that the Town received a public notice from Nottingham Planning Board that the site plan located at 145 Old Turnpike Road has been revoked.

B. Marcia explained that the Services Agreement between the Town of Barrington and the Strafford Regional Planning Commission

J. Brann asked if the Board should bring up to Strafford Regional Planning Commission that that Board was concerned about two areas already defined, Town Center and Route 125 Districts.

M. Gasses explained that a couple of years ago seven Economic Revitalization zones were adopted. She explained as a group the Board identified areas in the Town Center, Route 125 areas down by Liberty Truck and there were some areas on Route 4, which included undeveloped land. The Town applied to the State of New Hampshire Department of Resources and Economic Development for the designation of the zones, so owners could apply for tax credit if they were to bring businesses in.

S. Diamond asked where he could find the history and more information.

M. Gasses explained that the information is in the Planning Office.

J. Brann asked about information that the Board already worked on and questioned if the information would be thrown out.

M. Gasses explained that information would be built upon what the Board already had identified.

F. Nichols asked if a bullet should be added to provide development strategies for Town owned properties.

M. Gasses agreed with the bullet F. Nichols wanted to add. She stated that the gentleman that would be working on this with the Board was James from SRPC and he was new to the area so he may have ideas from where he came from.

C.O'Brien questioned the classification level of James and the hourly rates from Strafford Regional Planning Commission.

M. Gasses explained that she felt that Kyle was the hire level where he was the senior planner working with other communities.

R. Spinale questioned why the Board was only doing one chapter. He felt before the Board did two chapters per year in the past and felt that this was more expensive, which may preclude doing two this year.

M. Gasses explained that the goal was to do two chapters a year. She explained that the last chapters were carried over from last year but came out of last year's budget.

R. Spinale questioned if the money was only for one chapter.

M. Gasses explained that this was only for one chapter. She explained that the Board has not overpaid. She explained that \$7000.00 was in the budget for consultants this year.

J. Brann asked if the Board could work on another chapter.

M. Gasses explained that if the Board finishes this chapter they could work on another chapter.

R. Spinale asked about the dates on the agreement it states August 1, 2017 and ending March 1, 2017 should be changed to March 1, 2018. He also questioned that he felt the Board met and decided that they would work on two chapters.

J. Brann questioned if the Board was told that they could get two chapters done for the \$7000.00.

M. Gasses stated that she did not want to skimp on the Economic Development. She explained that she would like to work on the Natural Resources Chapter next, which would involve the Conservation Commission.

C.O'Brien agreed.

A motion was made by J. Brann and seconded by S. Diamond to approve the Services Agreement between the Town of Barrington and the Strafford Regional Planning Commission with the edit of the ending date changed to March 1, 2018 and the additional bullet. The motion carried unanimously.

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

C. O'Brien explained to the Board for safety reasons, so emergency personal could get through if needed, do not park on the sidewalk side by the building; park on the banking side of the drive or in the parking spaces.

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

3. Discussion on the Site Review Regulations.

The Board had a discussion on the Site Review Regulations and decided to review on a tentative date of September 19, 2017.

4. Discussion on the next Chapter of the Master Plan on Economic Development Chapter.

Previously discussed.

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

Next meeting would be September 5, 2017 6:30 p.m. Early Childhood Learning Center

Meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Barbara Irvine