



**DRAFT MINUTES  
BARRINGTON PLANNING BOARD MEETING**

**NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER  
77 RAMSDELL LANE  
Barrington, NH 03825**

**Tuesday September 19, 2017  
6:30 p.m.**

Members Present

Fred Nichols, Chair  
James Jennison, Vice Chair  
Jeff Brann  
Steve Diamond

Members Absent

Casey O'Brien-ex-officio  
Richard Spinale

Alternate Member Absent

Dan Ayer-ex-officio

Town Planner: Marcia Gasses

**MINUTES REVIEW AND APPROVAL**

**1.** Approval of the September 5, 2017 Meeting Minutes.

*Without objection the minutes are approved with the correction on line 124.*

**CONCEPTUAL DISCUSSION**

**2.** Discussion with Sally Cook for a conceptual consultation for a 2 lot subdivision on Brittany Lane.

47 The Board discussed with Ms. Cook in general terms the possibility of subdividing off a lot from a 7 acre  
48 parcel on Britany Lane, which is a private gravel road. Planner Gasses reminded the Board and the  
49 applicant that the comments made during conceptual review were nonbinding. Ms. Cook was meeting  
50 with them to get a feeling as to whether they would be required to pave the Britany Lane if they  
51 subdivided. The general feeling of the Board was that the road currently served five homes and that the  
52 addition of one home would likely not trigger a requirement the road be paved. Planner Gasses advised  
53 Ms. Cook that the legal right to access on the full length of Brittany Lane would need to be clarified by  
54 the surveyor.

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56 **COMMUNICATIONS RECEIVED**

57 S. Diamond expressed he had heard back from Peter Cook, Road Agent regarding the possibility of the  
58 Highway Department providing access to wood chips for residents. The wood chips are created during  
59 roadside clearing performed by the Town.

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61 **REPORTS FROM OTHER COMMITTEES**

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63 **UNFINISHED BUSINESS**

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

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67 **3.** Jeff Adler from Dubois & King review of Site Review amendments with the Board.

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69 The Board began the review of proposed changes to the Site Review Regulations. Jeff Adler of Dubois &  
70 King explained the need for the updates and also took questions from members of the Board. The Board  
71 had a general discussion on landscaping and architectural standards. Discussion focused on having  
72 visually pleasing and safe development while supporting economic growth.

73

74 **4.** Steve Diamond discussion on wetland buffers.

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76 Due to the late hour this discussion was moved to the next meeting.

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78 **5.** Capital Improvement Projects.

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80 The Board was asked to think about any Capital Improvement Projects they would recommend moving  
81 forward. F. Nichols asked to check to see if money for solar had been placed as requested last year.

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83 **6.** New cases before the Board for October 3, 2017.

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85 Planner Gasses explained the Board would have three applications on October 3, 2017; the O'Connell lot  
86 line revision, a 3 lot subdivision for Huckins with the land affected in Rochester and a design review for  
87 20 multifamily townhouse style units on Route 9.

88

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

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91 The next meeting was scheduled for October 3, 2017 at 6:30 p.m. at the ECLC

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93 Respectfully submitted,

94

95 Marcia J. Gasses

96 Town Planner & Land Use Administrator