

Barrington Planning Board Meeting
January 29, 2009 - 7:00 PM
Land Use Office, Town Administration Building
Work Session – Articles from the Board to be considered at the March Town Meeting

Members present: Chairman John Huckins
Selectwoman: Jackie Kessler
Bill Horwood
Steve Oles
David Mott
David Vincent
Dawn Hatch (Alt)

Chairman Huckins opened the meeting to a discussion of the warrant articles that were presented by the Board for consideration on March 10, 2009. The articles would be presented at the deliberative session on February 7.

Article 6 - Workforce Housing

Kessler said she would speak on this type of development. It is important for everyone to know that workforce housing would be mandatory by July of 2009 in every community that has zoning in place. The ordinance would give the Town some teeth in this type of development. It would also keep it out of the Town Center to allow this area to be developed commercially to help broaden the tax base. Huckins said that 51% of the developable areas within the Town must be open to workforce housing developments.

The question was raised that what would happen if the article failed. Vincent said we would need talk with Attorney Whitelaw to see what the next step should be. Huckins said that we might have to put it in the Subdivision Regulations.

Article 2 – Definition of Upland Soils

To read: Soils not present in any jurisdictional wetland

Article 3 & 4 - Definition of Jurisdictional Wetlands

Huckins said that jurisdictional wetlands was being removed from the definition of Wetland Areas and put in a definition of it's own to clarify it. The wording would remain as now exists in Wetland Areas. Huckins said that the reason for changing the definition wording was to make them clear and precise.

Article 5 – Article 9.5.1 – Exceptions for Construction in Wetland Buffers

To include wellheads in the 50 foot wetland buffer with a minimum disturbance to trees and terrain. Members agreed that this use should not greatly affect the buffer. An installation of the wellhead should be done with minimal effect on the buffer and it should be restored when the job was completed.

As wellheads would be # 3 # 4 & 5 would have to be renumbered to 5 & 6.

Driveways and roads would also be allowed in the buffer at the point of least disturbance. Huckins said that as an applicant could get a wetland crossing for a driveway or road in a wetland through proper procedure it would only make sense to

allow them in the buffer. If they could not extend through the buffer there would be no way to exit the driveway or road out of the wetland.

Article 7 - Petitioned Article – Change in upland requirements of upland soil within the minimum lot size

This petitioned article would require 60,000 square feet of upland soil with 35,000 square feet contiguous. Petitioners represented that in the 1997 Ordinance it stated this was the requirement and was changed after that to just include Hydric A. It was pointed out at the public hearing that the 60,000 square feet had to be free of Hydric A, bogs, open water, marshes, etc, of which 35,000 square feet of the 60,000 had to be upland soils.

The members did not support this change as they felt that with the 50 foot wetland buffer and what had been proposed by the Board which had been withdrawn to avoid confusion represented a greater protection of the wetlands. The members thought that within 2009 a better change could be represented with Board members and the signers of the petition working together.

Letter from David Vincent – Whitney / Moroukian & Hart

The Board moved to review a letter from Surveyor David Vincent concerning the lot line revision for Anne Whitney / Mike Moroukian & Denise Hart. The letter addressed some of the issues raised at the review session. Member David Vincent left the room before the discussion. The lot line revision was not a subdivision and no new lots were being created. Both parcels were lots of record. The lots shown on the plan were depicted as distinct parcels on the town map.

Huckins said once the parcels were redesigned they lost their grandfathered status. A buildable area should be shown on each new lot. Horwood said we had made others show a buildable area. The applicants do not want to be required to pave the driveway in 16 feet. Members said they could ask for a waiver. Horwood said he had been required to pave his second driveway. Hatch said the driveway existed and serviced a lot beyond the parcels shown on the plan.

Horwood asked Hatch what she thought. She said no new lots were being created. The existing lots were lots of record. One lot was being enlarged one smaller but they both more than met the minimum lot requirements. Mott said that every case and each lot should be judged on its own merits. All issues raised at the plan review would be discussed at the public hearing on February 5.

As there was no further discussion on the plan Vincent returned to the meeting. Hatch said that Carol said that the potential planner was filling out the paperwork and talked of starting the town planner job the middle of February. Hatch said that Michael Clark had expressed an interest in serving on the Planning Board at the Selectmen's meeting on January 26. Vice-chairman David Frase of the Selectmen swore him as a new member. Horwood made a motion to adjourn, seconded by Oles, all in favor. The meeting closes at 8:40 PM.

Mills Falls Realty, LLC

Hatch read the letter from Carol Reilly concerning a request from Albert Estes concerning a request for the Town to consider accepting Mills Falls Road as a town road

before all the conditions of approval were completed. A driveway needed to be paved in and the second cistern installed.

A letter from Rick Walker, Fire Chief stated that in his opinion there had been sufficient time to complete this work before cold weather came. Hatch said the Selectmen at their meeting did not support taking action to make Mills Falls Road a town road before all conditions were met. Members of the Planning Board supported this decision.

Dawn Hatch, Clerk