

Barrington Planning Board Meeting  
February 26, 2009 - 7:00 PM  
Land Use Office, Town Administration Building  
Work Session – Conference – David Weingart – Energy Task Force  
Conference – Anthy Mouzourakis & Jim Ratta –  
Barrington Septic Tank & Northeast Party Potties

Members present: Chairman John Huckins  
Selectwoman Jackie Kessler  
Edward Lemos  
David Vincent  
David Mott  
Steve Oles  
Michael Clark (Alt)  
Dawn Hatch (Alt)

Guests present David Weingart  
Fire Chief Rick Walker  
Anthy Mouzourakis  
Jim Ratta

Chairman Huckins opened the meeting to a conference with David Weingart of the Energy Task Force Committee. Weingart said a representative had met with the Board about a year ago. He said the intent of the Task Force was to see energy efficiency in commercial buildings. He said they had talked with Epping who planned to put the document on their site review and subdivision regulations.

Huckins said this was where the Board had considered putting it as the Board could adopt it without waiting for a town meeting. He said the code enforcement officer might be the one to enforce the requirements.

Weingart asked if the Board had made any progress on the energy requirements. Huckins said it was left that the Task Force would come up with the document and bring it to the Board for review. He said the Epping energy plan was to be reviewed and fitted to Barrington's needs and return to the Board. Weingart said Portsmouth also had an energy plan.

Vincent said we could put something in the Regulations as it would be easier to go through the Planning Board. The requirements could be enforced by the Building Inspector through the building permit process. It was pointed out that Ted had a great deal on his plate and this could be too much to add.

Vincent said that we should provide an incentive for commercial development vs. the standard requirements. Huckins said it could be a separate document such as the Architectural Standards as they could go together in the building of a structure. He said the Task Force could find out how other communities use it. He said it could be a score card approach with points received for what was done.

Huckins said there could be a base level with incentives to do more and a reason to do so. Vincent said a developer could certify that he had met the incentives. Huckins asked what they would get for the extra work. Weingart said it might be a tax break.

Huckins said the sizes for the commercial development would encourage any developer to build more efficiently and use local suppliers. Lemos said Turbo Cam had done incentives. Vincent said the Board could not give tax breaks. There would need to be other types of incentives. Weingart said a builder might be able to build more with energy efficient buildings that without. He said this could be an incentive.

Huckins said the first step would be to educate people on what energy efficiency could do. He said to educate would make people aware of the rewards. Huckins said a separate document would be easier to work with. Mott said it could be adopted into the Master Plan. He said we would need to get a draft to review to see what the incentives could be.

Huckins said community development wanted to be part of a community. Mott said this could be tied in with the architectural standards. Huckins said the sustainable energy that buildings use and what the cheapest way to build it would be. Weingart said we all should be thinking greener with buildings that were tight and efficient.

Huckins said low voltage lighting as well as other little things also helped. Vincent said these things were good advertising at lower costs. He said that we should try to get buildings greener but not require certification. Huckins said if we adopt something we should get it out for people to see.

The question was raised what we could do for incentives and how would we know what was done. Huckins said people could agree to do something but if we do not have code enforcement available how would we know. He said there would be negotiations between the Board and developers.

Mott said a lot of what the Board does is exterior and interior work would be looked at differently. Huckins said that Ted inspected insulation installations so if a developer agreed to something to make it a green building he could see if it had been done.

Huckins said we could put the requirements on a building sheet and give Ted a copy for his input. Weingart asked what the time frame was for this. Huckins said the Task Force should put the document together and submit it to the Board for review. He said the sooner it was done the sooner we could represent it. Lemos asked if Weingart had talked with Strafford Regional Planning Commission for anything that they might have on this subject. Weingart said he would look into this. Lemos said he would check also. Weingart said he would get back to the Board with a draft of the proposal.

**Jim Ratta, Barrington Septic Service and Northeast Party Potties & Anthy Mourourakis**

Ratta said he had the opportunity to purchase to purchase a lot on Commerce Way and Lee Road, Class 6 section owned by Anthy Mourourakis. He said he had specific questions that he would like answered. Mourourakis said the large well radius for the entire subdivision had been removed from the lot as all lots within Commerce Way had individual wells so it was no longer necessary. She said there was a 125 foot radius for a well for Country Place if a well was ever needed.

Ratta said he would like to build a duplex one side for himself and the other for his daughter and family as well as a shop to house his business equipment. Mourourakis said she had done a lot line revision which made the frontage of the lot on Lee Road.

Huckins said for a 2 family dwelling he would need 160,000 square feet of land with 60,000 square feet of upland soil of which 40,000 square feet had to be contiguous.

Hatch asked if the lot was within Commerce Way as this was approved as a commercial subdivision with no residential uses. She said remember when Zielfelder wanted to have an apartment over a motorcycle shock shop where custom shocks were built and he could not because of the covenants.

Both David Vincent and Anthy Mourourakis said this lot was not within the subdivision and could be used as a mixed use lot with residential and commercial. Hatch said all she wanted was to make sure that what Ratta wanted to do would be allowed so that he did not get any surprises.

Ratta said that he wanted all of his equipment under cover so he would need a shop/garage to house his porta potties in as well as other equipment. He said he would also want an auxiliary building.

Ratta asked about crossing a wetland. Mott said there was a 50 foot buffer through which a person could go if a special permit was granted and all state permits received. Huckins said if the business would not adversely affect the neighbors it was feasible to do. He said that if Ratta had any other questions he could meet with Hatch during the day.

Ratta said he was afraid at this time of what he wanted to do. He said to sit on this side of the table and listen to what he would have to do was scary. Huckins said that the Board was business friendly and would work with Ratta throughout the process.

### **Town Planner position**

Huckins said the Selectmen had asked all departments to cut 10% from their budgets. This would help on the short fall from the State of \$500,000.00 that the Town would not receive.

He said that the Conservation Commission was giving the Town \$125,000.00 from the Conservation Fund to pay the principal and interest bondspayments for 2009. Hatch said to date this was not a done deal, the members would review the vote taken last November concerning using \$380,000.00 toward the purchase of the Stonehouse Pond site and whether to recind the vote at this time. The Commission will meet on March 17 at which time this issue would be discussed.

Huckins said the Recreational Department was giving \$60,000.00 back to the Town. Huckins said the members must make a decision on the planning position as the Board has the full responsibility of hiring for the position. Members said they could not support hiring a planner at this time if it could mean that some employees could lose their job. Vincent said it would not be prudent to hire a planner at this time; we could wait to see if the economy improves. He said the funds could remain in the budget and if not we would need to replace it at some future date.

Huckins said we should keep some of the money to use for grant writing. He said we might need to hire someone through a contract to write grants. He said Strafford Regional Planning Commission would also write grants but they would want the work also.

Huckins said that Carol Reilly represented that a planner would cost \$75,000.00 so we could hold back \$50,000.00 for a planner at this time and use the remaining funds to possibly hire consultants for writing grants etc. This amount could be added to the

consultants – contracts line items. Kessler said the Selectmen could move from one line to another. She said we got a heads up on the short fall from Representative Susan Price.

All agreed that we should hold off on hiring until we see what happens. Rick Walker said he had publicly stated that he would have a hard time sleeping if existing employees could be let go in order to hire a planner. He said he did not know enough about a planner or his value but all town employees depend on their jobs.

Members said they would hold off on hiring a planner until the economy improves. Hatch will notify all candidates that at this time we would not be hiring a planner at this time and before we did hire we would go through the RSP and interview process. Lemos made a motion to withdraw hiring a planner at this time, seconded by Vincent, all in favor.

The next meeting of the Board will be with applicants on March 5. The meeting adjourned at 8:45 PM, motion by Kessler, seconded y Oles, all in favor.

Dawn Hatch, Clerk