

Planning Board Meeting

January 28, 2010 - 7:00 PM

Work Session – Conference with Steve Lenzi – Master Plan Update

School Impact fee – Request for waiver from paying impact fee

Clifton & Karen McKenney

6 Stadig Road, Barrington, NH 03825

Map 122, Lot 23

Members present: Chairman John Huckins

Selectwoman Jackie Kessler

Alan Kelley

David Mott

Chairman Huckins opened the meeting at 7:15 PM when Mott arrived to make a quorum. Kessler took the minutes in the absences of Hatch. As Steve Lenzi did not make the meeting it was opened to the hearing for the request for paying the school impact fee.

Clifton & Karen McKenney – 6 Stadig Road

Mr. and Mrs. McKenney sent the Board a letter stating that they were both over 65 years old. He said they were building a log home on Stadig Road. The McKenney's were agreeable to the conditions required for granting the waiver which were:

- 1. A person owning the home must be older than 62 years of age.**
- 2. Recorded deed restriction on occupancy for a period of 20 years**
- 3. If sold to an individual under 62 the impact fee would have to be paid by the new owner at time of sale.**

The members determined that Mr. and Mrs. McKenney qualified for the waiver and were agreeable to the conditions of Article 14 – Impact Fees For Public Capital Facilities, Section 14.5 Waivers of the Zoning Ordinance. Mott made a motion to grant the waiver, seconded by Kessler, all in favor.

Stephen Jeffery – FEMA information – Construction Codes and Standards

Jeffery had sent the Board a copy of the FEMA Document. Hatch made each member a copy of the information. The document explained the range that “triggered the different standards of repair. Jeffery asked the members to consider future developments required to meet the 100 year storm event. The document will be reviewed by the members. Considerations for change could be upgrading the drainage in Barrington.

Letters of complaints / Code Enforcement Officer

The various letters of complaints were reviewed by the members.

Planner applications

The members reviewed the information for the planner candidates. After a discussion Scott Gustin, David Allen, Kenneth McWilliams, and Constance Brawers

were picked as the top 4. Interviews will be set up by the Selection Committee. A new application for a planner candidate was received. Copies of this document will be sent to the members.

Information from Hatch

Bruce Mayberry – road impact fee

Hatch sent the Board a memo stating that she had talked with Bruce Mayberry about road impact fees. She wrote that with the information on the road assessments and costs along with material from the Road Agent we had enough information to allow road impact fees.

She wrote that Mayberry said that the Town had to plan for any construction needed by developments. It said that without this any money would need to be returned. Mayberry said that he would check the requirements as there was a fine line between maintenance and improvements needed that were caused by new developments.

Mayberry said there would need to be a record of what the Town spent on a given road so to keep track of what the Town's share was. The memo stated that Mayberry felt that Jones and Beach would be able to set up figures for impact fees. The memo asked the members if they wanted to meet with Mayberry concerning possible road impact fees.

Cynthia Copeland - Strafford Regional Planning Commission – Regional Housing Needs Assessment

Hatch had written that Copeland would like to meet with the Board to discuss regional housing needs assessments. Hatch had said that she had not heard from Marion Noronha for a discussion on the Master Plan Update so might be able to make time for Copeland on February 4.

Minutes taken by Jackie Kessler