

Planning Board Meeting  
Land Use Office, Town Administration Building  
March 18, 2010 - 7:00 PM  
Work Session – Conference – Fire Chief  
Review of plans scheduled for hearings on April 1, 2010

Members present: Chairman John Huckins  
David Mott  
Edward Lemos  
Alan Kelley  
Dawn Hatch (Alt)

Chairman Huckins opened the meeting for the review of plans scheduled for hearings on April 1. Hatch passed out material for each member. She asked each to read the zoning changes to be sure that all are accurate so they can be put in the Zoning Ordinances as an insert.

The Board moved to the review of plans scheduled for April 1

**File # 10/376 – Peter Jones / Frank Jones Restaurant & Pub, LLC**

Operate a restaurant & lounge

Items discussed:

1. Protective well radius
2. Well & Septic system approved by State
3. ROW Variable width
4. Gas tanks inspected by Fire Chief

**File # 10/377 – A.W. & Jules D’Antilio**

Bed & breakfast – Owner/ operators living quarters

Items discussed:

1. Fire lane – 24 feet – Fire Chief: 1 way 22 feet / 2 way 24 feet  
Chief will check the codes for need of fire lane
2. Have Louis Berger view plan
3. No new parking created – send package
4. Waivers requested – paving – Discussed recycled asphalt – Fire Chief – may have to be paved for Fire Code – Board would support recycled asphalt
5. Grading – sheet flow
6. Deed reference
7. DOT notified of expansion
8. Elevations on proposed buildings – Look at architectural review standards
9. Comments – cistern
- 10 Statement / stamp on plan that there are no wetlands on site
- 11 Owners signature
- 12 Construction time table
- 13 Any change in lighting – signage
- 14 Spec sheets on lighting

## Conference with Fire Chief Rick Walker

Huckins said the Board had discussed cisterns vs. money toward the purchase of a tanker in requirements of a subdivision of 5 lots or more. Walker said the cistern requirements had worked well. He said the 10,000 gallons on site was a good backup.

Walker said that commercial developments were different and triggers different requirements. He gave as an example Gretchen's Way was a road that was not a good place for a cistern. He said that fire protection costs \$2.50 a gallon. He said a second developer should have to give money toward a cistern if it exists. He said not be able to use it toward his requirements without helping pay for it. He said we should encourage developers to work with cisterns already in if they meet the requirements of within 1000 feet.

Walker said the benefits and costs should be shared. He said that in lieu of cisterns there could be a revolving account set aside for fire protection. Lemos asked Walker what his opinion was about cisterns vs. tankers. Walker said that the existing building was not large enough for a second tanker, there would need to be an addition off the back. He said that there was room for a cruiser and boat in the back under cover. The existing tanker is stored inside.

Huckins said that the money must be set aside by the Town as well as the portion by the developer. He said the Town would have to come up this its port ional share. The funding would need to be included in the budget. He said that more houses would pay additional amount based on the building permits.

Lemos asked which was better to carry water or depend on a cistern on or near the site. Walker said a cistern contains 10,000 gallons where there would need to be over 3 trucks to have the same amount available. He said Nottingham requires 25000 gallons and Lee requires 30,000 gallons. He said he was satisfied with what we require.

Walker said that camp roads were narrow and hard to get the bigger trucks in to service houses. He said he would like to think about both sides. He said it could be hard as the money would need to be spent within 14 years. It said a tanker or truck might not be replaced within the 14 year period. Kelley said it should not be tied to a tanker. Walker asked if it could be used if the fleet was increased. Huckins said probably if it was set up this way.

Walker said that he would like to run both ideas by his fire fighters. He said one concern that he had was a time limit on when it had to be used. He said a tanker would not be replaced for 10 years. Huckins said there would be 14 years that the money could be kept.

Huckins asked about maintenance. Walker said they check and test each one once a year. He said that they do this during the day when they are getting paid so there were no additional costs. He said there were repairs done on the one on Height's Road due t the plow hitting it.

Lemos asked about sprinkling a building. Walker said it would be done only if the Code required it. He said it depended on what type of work was done inside the building. Walker said in the case of Henderson Trucking he had to either put up fire walls or sprinkle the building. He said they do not require sprinkling if it was not necessary.

Walker said that NFPA was adopted as part of the Fire Code which required new homes to be sprinkled but the Legislature does not support it. He said a home owner could no recoup on his insurance. Huckins said it was not cost effective.

Huckins said we should take with the lawyers and Bruce Mayberry concerning this possible idea. Walker said he would also talk with his officers. Kelley said it should be a revolving account for fire protection purposes. Huckins said we would need town participation. Kelley asked if a cistern would not be included the impact fee setup. Mott said there should be other criteria included in the requirements. Huckins said we should talk with Bruce Mayberry.

Communications were received. Buczek had served a cease and desist on a person that he felt needed site review. Hatch said she had talked with Suzanne about the off site fees that have to be returned. Hatch said they were being returned without the interest. She said she thought that when this was set up if the interest would have to be returned with the initial amount.

Huckins read the RSAs that state that any accrued interest also has to be returned after 6 years. The members asked Hatch to send Suzanne a memo so that any money refunded would include the interest to close out each one.

The next meeting will be held on March 25 for a conference with David Hussey for his ideas and opinions on economic growth in Barrington. The meeting adjourned at 9:45 Pm, Motion by Kelley, seconded by Mott, all in favor.

Dawn Hatch, Clerk