

Barrington Planning Board Meeting
Library, Elementary School, 347 Rte. 125
June 17, 2010 - 7:00 PM
Work Session – Review of plans scheduled for hearings on July 1, 2010

Members present: Chairman: John Huckins
Edward Lemos
Steve Oles
Alan Kelley

Town Planner: Constance Brawders

Chairman Huckins opened the meeting to the review of plans scheduled for hearings on July 1, 2010.

File # SR 10/380 – John Farrell / Country Line Holdings, LLC
Rtes. 202 & 9 - Map 246 Lot 17

The applicant wants to change 12 attached condominium units to 7 detached, changing the number of bedrooms from 24 to 21

Items discussed:

1. Elevation drawings / Architectural designs
2. 25 feet between building envelopes – Fire Code – 10 feet apart for safety
3. Called a condo development / single family units – Huckins said this would be a legal Single family condo as it would fall under multi-family dwellings site review
4. Shown as single family dwellings condo – No new plans submitted
5. Pre-application site plan revised in 12/2009 – Plans should show the changes
6. Site plan should show what exists and what would be presented
7. Condominium documents updated if needed to be

File # SR 10/379 – Jim Connick
Tolend Rd. - Map 223, Lot 23

The applicant wants to create a campground and riding park

Items discussed:

Huckins said as the presentation was conceptual we would keep the discussion pertaining to the plan presented. He said Connick was looking for direction. Huckins said he would take input from the abutters on their concerns but there was nothing binding for either side. Brawders said we could limit time for speakers.

File # SR 10/378 – Cheryl & Terry Hill
6 James Henry Drive – Map 250, Lot 102

The applicant wants to add 2 children to her 12 children program that would become a pre-school instead of daycare. The total number would be 14

Items discussed:

Hatch passed out the new material that Hill had presented. She said neither she nor Connie had received the appraisals for Fenton or Saccoccia. Oles said the abutters had

had time to get the appraisals done. Brawdgers said that Fenton said that she might not be able to get her appraisal done on time. New letters from Fire Chief Walker and Police Chief Conway were received.

Huckins said we would take any new information from Hill or the abutters and vote on the conditional use permit presented. He said there was no sense to go back over what had been discussed in length as we had listened to all information from both sides.

Fire Chief said in his letter that his concerns were safety. Oles said his concern was for the additional traffic. Huckins said it was below the rural road standards that allowed 400 trips per day. Oles said that Fenton had bought her home before the Hill changed to her home to include child care. Huckins said the homes were all bought knowing that there were no covenants.

Huckins said if the points of the conditional use were denied the reasons for denial would have to be in writing. He said each member would vote on the 9 points individually.

**File # SR 10/381 - SAU 74 – Barrington School District
C/o Paul Sanders – Facilities Manager
37 Province Lane – Map 233, Lot 0041**

The applicant wanted to extend the perimeter of the existing parking lot for the Early Childhood Learning Center which would encroach into the wetland buffer.

Items discussed:

1. Lot area / show contiguous upland
2. Dimension lines - setbacks
3. Label aisles
4. Report on monitoring wells
5. Engineering of drainage
6. Wetland certification
7. Proposed playground shown on plan – goes to within 10 to 15 feet of the wetland – this proposed play ground should be represented if it would be developed
8. Location of septic system
9. As the 50 foot wetland buffer is in Ordinance would need a variance from Zoning Board
10. Planning Board block – certification block
11. Zoning designation

**File # SR 10/382 - Paul & Angela Hanscom
217 Smoke St. - Map 225, Lot 7**

The applicant wants to operate Nature's Stepping Stones an outdoor educational & instructional day camp in the summer and an additional 3 weeks of mini-camps

Steve Oles recused himself from the discussion and sat in the audience.

Items discussed:

1. Directional sign on Scruton Pond – authority to install
2. Status of business on class 6 road
3. Memo from Peter Cook stating what he said would need to be done. Gravel added and graded
4. Good visibility to Scruton Pond Road – no sight line obstructions

5. License – State requirements
6. Site plan well detailed – Connie does not feel that a full blown site review would be needed – no change in site
7. Quiet street – no immediate neighbors
8. Up to 12 children at one time
9. Wooden arrow on mail box – Surveyor David Vincent Oked this directional sign
9. As Hanscom’s case should be quick maybe we could hold it first. Huckins said we had represented to the abutters the 2 continued cases should be held first in fairness to them. Oles returned to the meeting.

File # SR 10/383 - Applicant: Aroma Joe’s Coffee – 63 Broadway, Dover, NH
Land owners: Craig & Kim Jackson – 371 Rte. 125, Barrington,
371 Rte. 371 Rte. 125 - Map 2238, Lot 49.1

The applicant proposes to renovate a 16’ by 28’ area of the South end of the existing Kim’s Kut n’ Kurl along with other renovations to support a drive thru coffee business. There would be 2 windows, 1 for orders and 1 for pickups.

Items discussed:

1. Septic system update
2. Interior work – wall moved should be represented
3. DOT driveway permit – change of use
4. Need site plans – drainage – grading
5. Traffic study
6. Need engineered site plan
7. Check whether a restaurant was on the list of businesses shown when the site review was approved for Kim and Craig Jackson.

Brawders said that she had found a definition of home occupation vs. home business in the minutes of the meetings when we worked with RKG on the proposed changes.

The next meeting will be held on June 24 with Attorney Jae Whitelaw to discuss items the Board and Brawders have put together.

The minutes of June 10 were approved, motion by Lemos, seconded by Kelley, all in favor.

The meeting adjourned at 9:15 PM, motion by Oles, seconded by Kelley, all in favor.

Dawn Hatch, Clerk