

Planning Board Meeting  
July 1, 2010 – 7:00 PM  
Cafeteria, Elementary School  
347 Route 125, Barrington, NH  
Public hearings with applicants

Members present: Chairman John Huckins  
                            Selectwoman Jackie Kessler  
                            Steve Oles  
                            Alan Kelley  
                            David Mott  
                            Dawn Hatch (Alt)

Town Planner:       Constance Brawders

Residents & abutters: 53

Chairman Huckins opened the meeting at 7:00 PM. He asked the speakers to state their name before they speak. Hatch said a paper was being passed around for every one to sign and state the file number of the hearing that they wish to speak on. **Hatch said File # SR 10/381 – SAU 74 – Barrington School District has asked for continuance to August 5 due to the hearings scheduled before it which could mean that the hearing would not be heard.** Kelley made a motion to continue File SR 10/381 to September 2, seconded by Kessler, all in favor. The meeting was taped for review by the secretary. The first hearing was opened.

**File # SR 10/380 – John Farrell / Country Line Holdings, LLC**

Rtes. 202 & 9 - Map 246 Lot 17  
General Residential District  
Highway Commercial District Overlay

The applicant proposes to change 12 attached condominium units to 7 detached units. The number of bedrooms would be reduced from 24 to 21.

John Farrell represented his plan. He said he had changed the units from attached to detached with 7 instead of 12 and 21 bedrooms instead of 24. He said the new plan would have individual wells and septic systems. Farrell said the amount of pavement would be reduced. The units would still be under a condominium association.

Farrell presented a sample building elevation, and size. He said the road would be private with the same driveway, same treatment and drainage report. He said the impervious surfaces would be reduced to 2% of the parcel. There would be 25 feet between the houses at a minimum.

Farrell said that the plan had not been submitted to DES at this time. The septic system designs would be submitted. He said the condominium documents have not been finished as he was waiting to get everything finalized at the same time. Mott said we would need NHDES approval before a Board approval on the amended site plan could be finalized.

The comments from the Fire and Police Chiefs were read. The frontage was on a state road so there were no driveways on town roads. Brawdors said she had been to the site twice. She said her reservation was that there was a development near the site but no way to go from one to the other by walking or bike, the only way would be limited to a vehicle.

Huckins said the numbers had been reduced from 12 to 7 giving more open areas. Farrell said there were 3 homes on each side of the condos. The 17 acre easement was behind them that the home owners could walk on. Brawdors said along state roads was not the best place for condominiums as the road was commercial and a truck route. She said she would like to discourage this type of development.

Mott pointed out that there was a large easement in back of the site which benefited all. He said there were trails that people used. Farrell pointed out the easement on the plan. Mott said the easement allowed passive recreation for example, hiking and walking.

Wallace, BCC said there were a few trails that were for the use of the lot owners in the development and open to the community. Brawdors asked about connecting it to Colcord Road. Farrell said he did not have any easement ability to connect to the Road. Brawdors said in the planning of project connectivity should be considered with the surrounding developments. This should be a future consideration.

Kessler said the development title; Canaan Woods should be changed as there was Canaan Road across the road. She said the road also needed to be named. Farrell will change the name of the development and select a name for the road giving the Selectmen 3 options to consider.

George Worsette said he was concerned about any effects on his well. He said he had talked with Cindy Plevins of the State who gave a rough calculation of water use for 7 homes with 3 bedrooms each. It would be about 3000 gallons per day for the development.

Farrell said the 7 wells would be out of the 75 foot overlap. He said the radius could cross boundary lines. Worsette said his well was 500 feet deep and it had been fracked. He said his static level was good. Worsette asked what his recourse was if he had water problems.

Farrell said the wells in his former project were between 400 and 700 feet deep. He said if Worsette had water problems and it could be traced to his wells he would assume that he would be contacted about it.

Kelley made a motion to accept the application, seconded by Oles, all in favor.

Oles said the lot loading was reduced by the change. The concentration of the septic system created a greater nitrate load than individual ones. He said the change reduced the number of bedrooms to 21. Oles said 3 bedroom single family homes would sell better.

Oles said Farrell was under no legal obligation to protect a person's well. Mott said lot loading and the radius was the only protection offered. Farrell said the wells were consistent with what the State allows. He said most of the wells in the area were low level deep wells. He said if he caused Worsette to lose his water and he could help out he would if the cause came from his development.

Huckins said a conditional use permit was not needed as it was an allowed use. As there were no further comments or questions Kelley made a motion to grant conditional approval, seconded by Oles; conditions: notes on plan from Fire Chief, change name of development, road name approved by Selectmen – 3 options, condominium documents, all state approvals received including approval for construction of septic systems. Motion passed unanimous.

**File # SR 10/379 – Jim Connick**

Tolend Rd. - Map 223, Lot 23  
Regional Commercial District  
Stratified Drift Aquifer Overlay

The applicant proposes to construct a campgrounds and riding park on 124 acres off Tolend Road.

Chairman Huckins opened the conceptual hearing for a campground on Tolend Road. David Mott stepped down from the hearing as he was working for the applicant. James Connick, Wetland Scientist, Nate Fogg and Surveyor David Mott represented the conceptual plan. Chairman Huckins stated that the hearing was not binding on either side.

There were 40 to 50 abutters and people that felt that the proposal would have an impact on them. Connick presented a power point program on the proposal. He said he had not had any engineering done or site designs. Connick said he was looking for direction on the points of access which has 4 possibilities. He said once he receives direction he will submit a formal application.

Abutter, Julie Mathieu said she objected to David Mott representing the applicant as he sat on the Planning Board and Conservation Commission. Huckins said we had checked with our attorney who said as long as a member recused himself he can represent a client before the Board. Mathieu said she wanted this objection to become part of the record.

Connick said there would be 143 tent sites 30 by 40 feet, 20 recreational vehicle sites 40 by 75 feet, and 12 cabins with 150 feet between them, size 400 square feet. He said Fire Chief Rick Walker said he would rather see a fire pond than a cistern which Connick has included in the design.

Connick said there would be horse trails, ATV trails, walking trails, a pool along with possible other activities. He planned on having snowmobile trails, cross country skiing and other possible winter activities. There would be a barn and paddock on the site and a retail store/repair shop for camping supplies, parts for power sports, and repairs. Connick said he planned to build a duplex for his son and family and daughter to live in and manage the site. Connick said there were logging roads on the parcel that he would maintain as trails.

Mott said there were 4 points of access; Route 125 and Old Green Hill Road, Substitute Road, 125 feet of frontage on Tolend Road, and Atwood Road. He said as 3 of the accesses were town roads the Town would need to obtain the permits. He said the Selectmen were looking for input from the Planning Board before making a decision.

Mott said Old Green Hill Road off Route 125 and Substitute Road were class 6 roads, The Substitute Road intersection with Tolend Road was at an angle that campers would have a hard time entering from the Route 125 side. Connick owned 125 feet of frontage to the lot from

Tolend Road which was very steep. He said Atwood Road was owned by prescription with no footage. There was no deed to the road.

Wetland Scientist, Nate Fogg had walked portions of the parcel including the access on Old Green Hill Road. Connick said he was looking at the Route 125 entrance as the most likely location. He said the Road Agent and Fire Chief also thought that this would be the best access.

Huckins asked the abutters if they had any comments on the conceptual proposal. Duane Kimball asked if the proposal went forward could it stipulate that the access would be from Route 125 and not Tolend Road. Again Huckins said a conceptual plan was not binding. Paul Morrison said to use Old Green Hill Road would require the Town file for permits and oversee the road as it was a class 6 town road. He said there were major issues at the intersection of Route 125 and Old Green Hill Road.

John Ricciotti said the access at Route 125 would be dangerous for a trailer coming out of Old Green Hill Road into traffic doing 55 to 60 miles an hour. He said there would need to be a deceleration lane. He said the town road also had a steep hill after the wetlands.

Oles said the Department of Transportation would have to view the site for safety and any turning or deceleration lane. Roger Vincent said he did not have a great deal of confidence in the DOT. He said look at Green Hill Road, there had been many accidents at that intersection and still no light. He said this road was only 1/4 mile down the road. Again he said DOT might not be the greatest asset.

Huckins said that Barrington had a Memorandum of Understanding with the DOT and it had worked well. It gave Barrington a voice and opinion on accesses off state roads. He said we were the first community to have a MOU.

Huckins said the Board was concerned about 2 - 4 way intersections in a short span. He said engineering would need to be done to insure safety. Tom Burton said he worked for Waste Management and there was 2000 tons of waste that comes off Route 9 to Route 125 and on to Waste Management 6 day a week. Kathleen Kimball asked if this was all from Route 9. Bruton said yes.

Royce asked if the project moved ahead could it be stipulated that the access would be from Route 125 and Old Green Hill Road. He said Atwood was owned by prescription and when the Robert Atwood subdivision of 2 lots was done the plan stated that there would be no further subdivisions on Atwood Road until a parcel of land 50 feet wide was located and owned by the Town. This was looked into when Wesley Bickford owned the house and barn on the road. Nothing was ever done.

It was noted that there had been 9 accidents on Route 125 in this section with 5 of them at the Green Hill intersection. Royce said there was a bad curve on Route 125 in this area. He said Substitute Road was also a bad intersection with no way to enter it pulling a trailer without widening the entrance.

Royce said the only one that makes any sense was Route 125. He said that it had Hydric a soils and grade issues. He said the Department of Environmental Services would become involved in any work in this access. Huckins said the DOT would be involved as there were issues that existed. Huckins said the most feasible access was from Route 125. He said there should be an emergency access from Tolend Road.

D. Kimball said Robert Russell patrolled Tolend Road. He submitted an email from Russell stating his findings for the record.

Sandy Wattendorf said she was acting as an agent for Gertrude Helfgott. She said Helfgott now lived in California but owned land along Tolend and Old Green Hill Roads. Wattendorf said if the Old Green Hill access was used it could affect her property with additional noise, pollution, and traffic. The communication from Helfgott will become part of the record.

Lyle Brown said he lived on Atwood Road and there was about 10 feet between his house and barn. He said 4 wheelers and dirt bikes come down the road now which was not safe for his children and animals. He said there would be additional pollution and noise. Brown said if the Town or State goes along with this project it would affect everyone's pocket with taxes. Huckins said the construction and costs would be paid by the applicant.

Allison James said in 3 months there have been 3 cars off the road on her property. She said she would have concerns with trailers. Mike Hamrick said the 125 foot access from Tolend Road was across from his home. He said he also had vehicles go off the road on his side. He said he hoped that only an emergency access would be considered off Tolend Road.

Royce said there were significant problems with the plan other than the access. An emergency access would be needed and there is nothing shown that met this criteria. Brown said a person must have written permission to operate an ATV on someone else's property. He said this does not happen. He said there were problems with all of the accesses.

K. Kimball asked what if the location of the emergency road was not safe and something happened who would be to blame for bad judgment and pick up the tab. Huckins said we would get input from the Police and Fire Chiefs, DOT, and Peter Cook as well as the engineers. Kimball said it still could be bad judgment. Huckins said it would have to be within the guidelines for safety.

Julie Mathieu said her property line along Substitute Road dropped off significantly. She said the applicant could not figure out what his access should be and was looking for answers from the Board and public. She questioned why the parcel was in the Regional Commercial District when it has no frontage on Route 125 or 4. She said we must decide whether this is a good project. She said it was a bad idea for the location.

Barbara Morris said there was a jeep full with 5 people by her home off old Green Hill Road. She said what about my animals, property, and extra police calls if and when the extra traffic increased. She said in her opinion it was a bad idea. Huckins said it was most feasible to enter from Route 125. Again, He said this was the direction Connick was looking for.

Tyson Wehrrnan said it appeared that the Board was hearing that the abutters were recommending entering from Route 125. He said there were no recommendations; all of the accesses were bad.

Kim Brown said everyone here was saying this was not a good idea with no good access and no recommendations. She said the minutes must represent what was said. Huckins said this conceptual hearing would give Connick an idea of what he was getting into.

Royce asked if anything beyond the access would be discussed. Wattendorf said remember the concerns of the abutters including Mrs. Helfgott. Kimball said here were no

options as we do not see a good access. Oles said the Board could not deny a person the use of his land. Kimball said he could build a house which would give him use.

Kimball asked what would be most appropriate; Connick could pick an access and decide what to do. He should keep traffic off Tolend Road. Rick Morris asked what would stop Connick from using Old Green Hill Road and Atwood. He owns property on Old Green Hill Road now. Huckins said we would address this in the hearing process. Kelley said it was a class 6 road.

Curt Burton said ATVs could not use class 6 roads. but the public has the right to use it as it is a town road. John Wallace, BCC said class 6 roads and what could be done on them were up to the Selectmen. Royce said we should follow up on the use and status of these roads.

Morrison said they went through the Town to use the road for snow mobiles. He said they have tried to keep the trucks off the road. Morrison said class 6 roads can be subject to gates and bars but you can't lock the gate.

K. Kimball said to make sure that the audience was understood and that there is no good access. She said if a statement for access was needed then Route 125 was the only feasible one. Again Huckins said the hearing was not binding.

Mott said that class 6 roads had been improved for housing developments and this would be for a campground. He asked what the upgrade for Old Green Hill Road would consist of. He said most people would not want the road built to a super highway status. He said they would like to preserve the snowmobile trails. Mott said we were talking about a campground with no desire to create a loop road.

Huckins said the road would need to be designed and engineered by professional for the proposed use and standards. He said it would also be reviewed by the Town's engineers. Royce said he took exception to what Mott said. He said the parcel could have 80 houses and to not be required to bring it up to class 5 standards would not be adequate for the use.

Darla April said traffic from a campground would be in and out on a daily basis. She said horse trailers; RVs ATVs on trailers would mean not just a few cars but many. Huckins said all parts of the process would need studies and reviews.

J. Mathieu said everyone was saying the Route 125 access. She said to use this road would require involvement with DES, DOT, and the Town. She said there was the Stratified Aquifer Overlay to take into consideration as to what it is and its protection. Upgrading the road would need to specify the specific vehicles that would use it. Huckins said the road would be designed and engineered for its use. He said Connick was looking for what the design would be and its costs. He said the road would need to be safe for all types of traffic. Huckins said the reason for this meeting was to give direction. Specific standards would need engineering and reviews.

Mike Hamrick said the Village Plan took in Old Green Hill Road. He said in this Center it stated that there would need to be lighting, plans, etc. Huckins said the Village Center was a conceptual idea. Hamrick said Old Green Hill Road was a dangerous intersection. Huckins said engineers would need to design any entrance. He said we were no engineers and depended on professionals. He said studies, DOT input, plans, etc. would all be needed in the planning process.

Royce read from the Zoning Ordinance, Article 1, Section 3: purpose of this Ordinance was to provide for the safe, harmonious and manageable development of the Town; to safeguard, preserve property values and rights of people, noise pollution and diminishment of property values. He said there were many concerns of the abutters, one to keep the project on Connick's land and a concentration of noise at the property line. He said when 50 to 100 snowmobiles were running the noise levels would be problem. He said the neighborhood hears the Major Waldron Sportsmen's Club firing range and it was a distance away.

Roger Vincent said Deer Ridge would also be impacted by the noise, pollution, etc. Huckins said there would be performance standards that would have to be met. Matt Henderson said RTVs, snowmobiles, and dirt bikes should not go on private property without permission. He said he and friends use the site for paint ball games now and this would change. He said a development like this would affect the neighborhoods safety.

J. Wallace said he noticed that the Fish and Game Action Plan supporting the landscape was located on the map of the site. He said he hoped that the applicant would look at the maps and consider them in the development of the site.

Barbara Morris said she had waked the wetlands and there were protected species on the site. She said she understood that these species could not be disturbed. She said she was concerned that pollution and gas from the engines would go into the wetlands.

D. Kimball said he had 3 additional concerns noise pollution from 2 cycle engines which the EPA said can affect ones hearing. The EPA state pollution from 2 cycle engines was equal to 95 autos and 4 cycle engines to 35. Kimball said that 1/3 of the gas from 2 cycle engines was not burned off and drained into the ground. He said snow adds to the pollution water pollution from gas, oil penetrating into ground water which diminishes property values by 2 to 4 %. He said snow also gets contaminated and enters the ground water. Kimball said air and water pollution was a great concern. The fumes of the engines pollute the air.

Mathieu said that she had been in contact with agencies concerning protection of the Isinglass River. She stated that the River was protected by the State ¼ of a mile around it. She said there were 9 protected species including fish species such as native brook trout, American Eel and shiners in the Isinglass.

Mathieu said the Department of Environmental Services would be greatly involved as the watershed pools and enters the Isinglass.

Mathieu said RSA 36:55 stated that any proposal that had a regional impact required regional notification. She said in this case Strafford Regional Planning Commission should be brought in for input as there could be a regional impact on traffic. This proposed development could affect the aquifer. Mathieu said no class 6 road has ever been upgraded for a project such as what Connick proposes.

D. Kimball said he was not opposed to new business as it brings in taxes. He asked if Connick would consider non-motorized vehicles and decrease the number of trailers. He said walking and nature trails, environmental studies, and bird watching as there are eagles, owls, and wood peckers on the site could be considered.

What about long term, if Connick sold the site in 5 years would his children carry on or would the goals be changed. Huckins said any changes either by Connick or a new owner would

need to come back before the Board. Mathieu said Connick might consider selling the site to the State for a non-motorized camping area.

Cindy Harris said her family bought in the Estes subdivision and they plan to live on Tolend Road and don't want to worry about pollution, treatment of waste, traffic, etc. She asked if Connick planned to live on the site. Harris said if something happened on the site it could affect everyone's property values.

Darren Cleaver asked about eliminating motorized vehicles from the proposal. D. Kimball said he had a petition that had been signed by all the abutters and surrounding area that he wanted to present.

Tom Burke said the reason that snow mobiles do not use the trails was because the logging roads were in terrible condition so they cross from the reservoir to Substitute Road and across Route 125. He said the trails were not an asset to the site. Burke said ATVs were not allowed on snowmobile trails so they would just have an island to use. How would 100 ATVs use and stay on this site.

Roger Vincent said the people on Deer Ridge were not abutters but felt that noise was a concern. He said trailers do not pay taxes, would there be competition events on the site. Vincent suggested that Connick create a slide show recording 100 vehicles for 20 minutes and then listen to it.

Paul Morrison said he lives on Evans Road, off Beauty Hill and he hears the trucks on Route 125. He said snow mobiles were able to use trails in Barrington, but ATVs had to go elsewhere as there was no place to ride. He said they abuse trails and people would not give permission to use their land. Morrison said ATVs were a big concern with no benefits to a club and no money to be made only costs to repair trails. He said the local trails were created voluntarily, maintained by volunteers with the State regulating the amount of money received for trail upkeep.

Christine Hamrick said she had lived here for 9 years and wanted to know how she could protect her sons from the additional traffic, pollution, etc that could be created by this development.

Calvin Cole of Deer Ridge Road said the biggest problem would be noise pollution. He said that Barrington was a quiet residential town and he liked it that way. Hamrick asked about bonding. Huckins said that this would be discussed later in the process.

Hamrick said the abutters should be notified when bonding was presented in case wells were contaminated, or other types of pollution were present. He asked who would pick up the tab. Could this possibility be included in a bond?

As there were no additional comments Huckins asked the applicant if he wanted to continue his hearing. He said Connick was entitled to 2 conceptual hearing if he wanted them. Planner Connie Brawders said as the town hall was moving we were asking for July 29 and the month of August to make the move. This would mean that the next public hearings would be held on September 2. Connick asked to be continued. Oles made a motion to continue the Connick hearing to September 2 in the cafeteria at the elementary school, seconded by Kessler, all in favor. Mott returned to the Board.

#### **File # SR 10/378 – Cheryl & Terry Hill**



6 James Henry Drive – Map 250, Lot 102  
General Residential District  
Stratified Drift Aquifer Overlay

The applicant wants to increase the number of children at her pre-school on James Henry Drive from 12 to 14.

The proposal was presented by applicant Cheryl Hill. The information requested at the last meeting was reviewed. There were updated memos from the Police and Fire Chiefs. Huckins asked if the appraisals had been received from Colleen Fenton and Paul Saccoccia. Fenton said yes. Hill said they had spoken of this in May, she had a written appraisal which she had presented. Both Fenton and Saccoccia had not.

Peter Russell Associates had done a real estate report that was not an appraisal and to compare the property on James Henry Drive with a parcel on Smoke Street was not realistic. Hill said in order to do a fair appraisal a market analysis was needed.

Roger Dionne said he had done an appraisal on the Saccoccia property. Huckins asked if the appraisal was done with the existing 12 children daycare in place or before. He said the only change would be the addition of 2 children.

Dionne said he had been appraising properties for 25 years and done approximately 100 appraisals in Barrington. He said as the road was private the daycare should not have been allowed in the first place. Again Huckins asked if the addition of 2 children was detrimental to the surrounding properties. Did this change cause a decrease in value. Again Dionne said it never should have happened.

The comments from the Police Chief were read into the record. It stated there had been no violations. Paul Saccoccia said there was a difference of opinion as to traffic violations on the road. The memo from the Fire Chief said his concern was the safety of the road. The letter from the Road Agent stated that the road would need to be improved before the Town would consider accepting it. He said it was in need of repair. Cook said without maintenance the road would deteriorate further.

Ray Bisson said he was concerned about the appraisal as the process required a need to produce the best information and evidence possible. He said over the past few months we have heard about the traffic patterns, speed, and house values from both sides. He said it was time to move on.

Huckins said the Board would vote on the conditional use permit. The members had the information on the 9 items before them.

Mott said there were 3 items, # 3, 4, & 6 that pertain to the memos from the Police and Fire Chiefs. Mott said the information for the abutter's appraisals represent that there would be substantial devaluation of property with a daycare going from 12 to 14. He said he could not see a significant change from 12 to 14. Mott - yes.

Oles said the issue was safety with an extra 8 trips per day. This would add to a bad situation. He said the information from the abutters stated there was a traffic problem. Oles - no.

Kelley said in his opinion there was no substantial change. Kelley - yes.

Kessler said there was a huge change from a daycare to a business. She said a daycare would be similar to a mom staying home to care for children. There was a negative impact on a shared driveway, extra trips etc. She said everyone agreed that Hill ran a good daycare. Kessler – no.

Huckins said he did not think there was a substantial change going from 12 children to 14. Huckins – yes. He announced that the conditional use was granted on a 3 to 2 vote.

Huckins said now we would move to the site review. Hill said there were no changes in the site review. The use had been changed from a daycare to a pre-school.

Mott said we had talked about a right turn only traffic pattern. Hill said she was agreeable to this condition. It would be for the users of the pre-school only with no effect on the residents of James Henry Drive. This note would be added to the plan.

Huckins said the Fire Chief recommended putting up a sign which would be added to the plan. Mott said he had viewed the site and found the asphalt in the cul-de-sac narrower than the rest of the road. He said the right turn would be an added improvement. He asked if there was enough radius at the end of the driveway for this. Hill said yes, she said she would add the condition to the handbook. Bisson suggested that Hill send home notes and post the requirement in the school. He said she also could state the rate of speed for the parents using the school.

Hill said she would gladly put up a sign but it would be removed. Mott said if the sign was removed everyone was not working for safety on the road. He said he would hope that all would rally behind the reason for the sign.

Fenton said safety was a concern of the neighbors. She said her husband had installed the sign for the 10 mile an hour speed limit. She said email between Hill and the neighbors had been very unfriendly. She asked if Hill would install the sign as represented.

Saccoccia asked how the Town could dictate what was done on their private road. Mott said the Planning Board could dictate a turning sign that just pertained to the parents of the children at the pre-school. Hill said she thought that it would be best placed at the end of her side of the driveway. She said she would have Bruce Pohopek show it on the plan.

Hill said she had updated the plan with the changes. Mott said the numbers should be changed from 12 to 14 and represented as a pre-school. Hill asked about adding the educational institution. Huckins said we could check with our Attorney. The proposal represented a educational facility. Hill said the septic system update was pending.

Fenton said concerning traffic and speed on the road there was a strong inability to communicate with Hill. She asked by what means could Hill enforce a requirement in her handbook. She said the neighbors were out each day seeing the traffic violations. Mott said based on the tempers in the neighborhood he would suggest calling the police. Again Fenton asked by what means would Hill have to enforce this requirement. Saccoccia said his wife had tried to speak to Hill about the speeding; she wanted to be a good neighbor.

Huckins asked the members if they were ready to vote. The conditions were: change number from 12 to 14 children, title – Pre-school educational facility, septic system approval update, note – right turn for parents with children in the pre-school only and added to the parents handbook, and sign and location shown on plan, Kelley made a motion to grant conditional approval of the plan as the addition of 2 children would not create any substantial

change and with the conditions listed above, seconded by Mott, Kelley, Mott, Huckins yes, Kessler, Oles no, motion passed 3 to 2.

**File # SR 10/382 - Paul & Angela Hanscom**

217 Smoke St. - Map 225, Lot 7  
Neighborhood Residential District &  
Stratified Drift Aquifer Overlay

The applicants propose to provide an outdoor educational & instructional day camp for 4 to 9 year old children for up to 3 weeks in the summer season & an additional 3 weeks of mini camps spread out the rest of the year.

Paul and Angela Hanscom represent their plan. Oles recused himself from the hearing as he was a friend of the applicants. A. Hanscom said she did not have to be licensed by the State to operate this type of camp.

A. Hanscom said they were located in the Neighborhood Residential District on 12 acres, 400 feet on Waterhouse Road and 960 feet on Smoke Street. She said the parcel was surrounded by conservation land. P. Hanscom stated there is a well and septic system on the site.

A. Hanscom read the 9 points that needed to be proven to receive a conditional use permit: **1.** the use and structure were authorized under the terms of the Ordinance, **2.** the development would comply with the requirements and conditions of the Ordinance, **3.** the development will not endanger the public health and safety, **4.** the development will not substantially devalue abutting property, **5.** the use is compatible with the surround neighborhood and is surrounded by conservation land, **6.** the development and use will not have an adverse impact on the highway or pedestrian safety, **7.** the development or use will not have substantial adverse impact on the natural and environmental resources of the Town, **8.** public utilities community facilities, and roadway capacity were available to the property so the Town would not have to provide public services, **9.** visual buffers were in place as the site was wooded and are the surrounding properties.

A. Hanscom said the operation would be a natural daycare camp with environmental responsibility. There would be gardening and care of small animals. She said 2 times a week there would be food appreciation classes.

A. Hanscom said there would be 4 University interns helping. The hours of operation would be from 8:00 AM to 5:00 PM Monday through Friday. She said she was an occupational therapist who saw 20 clients a week. She said there would be no added employees for this part of her operation.

Hanscom said there would be no changes in the structures, no added lighting, nothing was needed from the Department of Environmental Services as a porta-potty would be on site. The campers would be under tents not in the house.

The directional sign would be painted and placed in the location recommended by the Road Agent. The members voted on the conditional use permit. Kessler made a motion to approve the conditional use permit, seconded by Kelley, all in favor.

Hanscom said they had completed the road work that had been specified by the Road Agent. The requests for waivers were read and discussed. Article 4.8.1 – General Access, business on a class 6 road. The camp would have 12 children which would mean 12 extra cars and 48 trips per day. The second waiver request was for 2.6 – a daycare for 12 children. Brawdgers said she had viewed the site and the area of the parcel that would be used for the camp. She said in her opinion there was no benefit to showing the topography on areas that were no designated as the camp.

The Board discussed the wavier from having access for a site review on a class 5 or better road. Mott said we were treading on soft ground as to persons rights to use of his land. We do not want to set a precedent. He asked who would maintain the road and what assurance did we have that it would be done. Mott said he lived on a private road and not everyone feels that they need to contribute money or help maintain the road. Hanscom said they maintain the road now and would continue to do so. All agreed that with the letters from the Road Agent and Fire Chief the road issue was addressed. Brawdgers said she had viewed the site in the Town truck without problems. Oles said it would be important for Hanscom to maintain the road to encourage people to bring their children to the camp. A motion was made to grant the waiver by Kessler, seconded by Kelley, all in favor.

The Board voted on the waiver for Article 3.3 Existing Conditions Plan, 1-Boundaries, 3. Existing topography, 4 – Boundary monuments, 13 – Wetland delineation, and 17 – Existing Landscaping and Natural Features. These are items that a Minor Site Plan Submission Requirements, Article 8 could request waivers from. All agreed that it was not necessary to perform these items as part of the 12 acres would not considered part of the camp. Kessler made a motion to grant the waiver, seconded by Mott, all in favor.

Kelley made a motion to accept the application as complete, seconded by Mott, all in favor. Wallace said if the children go on nature hikes it was important to realize that Blanding's turtles have been observed on the site and they are protected. Hanscom said the only thing that the children might to would be to observe and catch frogs.

Huckins said the directional sign shown off the property would need permission from the land owner as the Board could not grant it. Hanscom said the sign would to be installed where Peter Cook specified it should be. The total footage of the sign was 8" by 30". P. Hanscom said if the sign was on private property they would get permission.

Brawdgers said this was a minor site plan with everything on the plan. She said there was nothing outstanding. Kelley made a motion to grant final approval, seconded by Kessler, all in favor. Oles returned to the Board.

**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 238, Lot 49.1  
Town Center & Stratified Drift Aquifer

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.

The proposal was represented by applicants, Martin McKenna and Mike Sillon. Owners of the property Fred Knight and Craig Jackson were also present. The list of items from the review workshop was discussed. Martin said they were in the process of getting the plans and engineered drawings that were needed.

A septic system update was needed as the use of the building area would be changed. The Department of Transportation would need to be notified as there could be additional traffic from the site. Martin said they were using the existing grades but adding pavement.

Oles said if the pavement would be over the septic system there would need to be heavy duty chambers installed. Huckins said a traffic study would be needed due to the location. Martin said this would be their 11 location. He said they produce about one half of the traffic created by Dunkin Donuts.

Oles said this would be a high traffic business on Route 125. The curb cuts and state right-of-way would need to be represented and shown on the plan. He said it was near the intersection so additional information was needed to ensure safety.

Some of the issues that would need to be addressed would be traffic study – trips in and out, pavement/impervious area, any drainage issues, any change in curb cut, signage, hours of operation, employees, were some of the items needed to be addressed. Huckins stated that the use was permitted and a drive through was allowed. There were no abutters present.

Kelley made a motion to continue the hearing to September 2, seconded by Oles, all in favor.

Request for a waiver for paying the school impact fee

**Article 14, Impact Fees for Public Capital Facilities, Section 14.5 Waivers –  
Cynthia Richards - PO Box 816, West Ossipee, NH 03890**

Location of lot: Hall Road – Map 261, Lot 83

A letter from Cynthia Richards presented a request for a waiver from paying the school impact fee. Richards was 62, willing to record the 20 year condition with her deed and agreed to the requirement that if the house was sold to a person under 62 the impact fee would need to be paid at that time. All agreed that the requirements were met. Kessler made a motion to grant the waiver, seconded by Oles, all in favor.

The Planning Board will not hold a meeting on July 29 or in the month of August as the offices will be relocating. The meeting adjourned at 11:20 PM, motion by Mott, seconded by Kelley, all in favor. The next meeting will be held on July 8 for the fourth public hearing on the proposed recreational campground and camping park. The hearing will be held in the Library at the Elementary School on Route 125.

Dawn Hatch, Clerk

