

## MINUTES

Barrington Planning Board Meeting

August 19, 2010

Library, Elementary School

347 Route 125, Barrington, NH

Work Session – Review of plans scheduled for hearings on September 2, 2010

Members present: Chairman John Huckins  
Selectwoman Jacqueline Kessler  
Alan Kelley  
Dawn Hatch (Alt)

Town Planner: Constance Brawders

Guest Present: George Calef

### **Possible new member to the Board – George Calef**

Chairman Huckins opened the meeting at 7:00 PM. George Calef was present to discuss becoming a member of the Board. Huckins said he had called George and asked him to consider joining the Board. Brawders said she had talked with Calef concerning becoming a member. Calef said now he had the time and felt that he could give something to the Town.

Huckins asked the members if they supported recommending Calef as a new member to the Selectmen. He said David Mott was leaving the Board due to a new job so we are short a member and feel that Calef would be an asset. The members present said they had talked with Calef several times asking him to consider membership. A letter will be sent to the Selectmen recommending Calef joining the Board. Check when David Mott's term expires – (Town Report – 2011)

### **Lecture Series**

Brawders said we had received notice of the Law Lecture Series workshops stating where and when they would be held. She said probably the meeting of more interest as they are closer to Town would be the ones held at the McConnell Center in Dover on October 3, 20, and 22 from 7:00 PM to 9:00 PM. Brawders said everyone should consider attending all or some of the Series. Brawders said the Local Government Center requested that registration be done by Email.

### **Review of plans**

The Board moved to the review of plans scheduled for hearings on September 2.

### **File SR 10/384 – Richard and Catherine Gibb**

**Change residence to childcare business**

**74 Route 125 / Map 263, Lot 7**

**Regional Commercial Highway District /**

**Stratified Drift Aquifer Overlay**

Items discussed were:

1. Entrance and exit – closing two existing on Lee Oak Road
2. Entrance to be on Route 125 with 400 feet of sight distance
3. Bring architectural drawings of building with elevations
4. Find out who owns the Hodgdon Cemetery / clean it up for better vision toward Lee.
5. Traffic impact analysis / report
6. DOT input for change of use and entrance
7. Ask Police for accident reports at intersection
8. Trips per day for parents and employees
9. 24 children shown on plan – Home occupation allows up to 12 / Need a change of use and amended for adding children and employees
10. Definition
11. Waivers
12. Permitted use
13. Vicinity sketch
14. Note on plan addressing the 400 foot sight distance / Part of traffic study
15. Show edge of wetland / contours or request waivers
16. Septic system / new one designed for change of use / state approved
17. Building inspected by Ted, Rick, and State
18. Sign design – Connie said probably on house
19. Assumed datum elevation / no flooding

**File 10/610 – Fisheye Properties LLC**

**14 residential lots / Neighborhood Residential District  
Young Road / Map 240, Lot 15**

Items discussed:

1. 2 testpits on each lot
2. All existing and proposed driveway locations
3. Total upland and contiguous upland shown on each lot including open space
4. Cistern location / Input from Fire Chief
5. Name of subdivision
6. Planning Board approval block
7. Notes 10 and 11 from checklist
8. State which plan for recording
9. Sight distance for driveways
10. Easements
11. Topography from aerial photos
12. No monumentation shown
13. Prime wetland / jurisdictional line setbacks
14. Locate driveways for lots 15-8 and 15-11 off driveway to back lots
- 14 Note for open space including amount of upland soils (Note 14)
15. Bench marks
16. Storm water management report / Connie – swale for water / Huckins said it exists
17. Removal of structure on curve / Need better vision / possible easement
18. Engineering review / Huckins said that there would be no roads built so no engineering as all driveways would be off a town road. Connie said that the Selectmen have stated they recommend engineering done. She said that

engineering would review the plan and say whether a storm water report would be needed. Huckins said the applicant has shown driveways off the town road. Connie said there should be an impact on drainage and we do not know how much disturbance there would be. She said the Board needed to do due diligence.

Connie asked why the Board would not want to protect the Town. He said he had no problem with reviews but it was more than we have asked of others as in his opinion there was no engineering.

Kessler asked how would we address small subdivisions. She said she could not support asking them to do engineering on a small subdivision if it was not needed. Calef said we needed to clarify what the Selectmen want as a Board not just individuals.

Kessler said we needed to set the criteria. Brawders read from the Subdivision Regulations which stated 20 or more house lots. She said the Regulations were minimal requirements and we should go the extra to create high quality developments. Brawders said we were not requiring more than other communities.

Again Kessler said she felt that small subdivisions should be waived from this requirement. Huckins said we would be sending this subdivision to Berger for review even though there was no engineering shown on the plan. Kelley said we needed to put together the criteria showing the need for an engineering review. He said it should include input from the Selectmen. This would establish the guidelines to be followed. Kelley said it could be beneficial to have the review to keep the Town covered. He said a policy to follow needed to be set.

19. Total uplands and contiguous uplands.
20. Could have a huge effect on the road / vehicle impact on road
21. Traffic impact study / 14 lots at 10 trips per day could add an impact

**SR 10/383 – Aroma Joe’s Coffee**  
**Craig and Kim Jackson**  
**Route 125 / Map 238, Lot 49.1**  
**Town Center & Stratified Drift Aquifer**

Items discussed:

1. Width of Route 125 in the area of the business
2. Statement from wetland scientist
3. Owners signature
4. Driveway shown on plan from Post Office / status
5. Change septic system for change of use
6. Engineering to show slope – pavement – traffic – driveway
7. Sign changes – graphics lighting to stay the same
8. Concerns with parking and spaces – it should be marked well
9. Handicapped parking – per regulations – breakdown of the parking
10. Show topography and elevations of parking
11. Drainage plan

**10/609 – Paul and Abigail Aucella**  
**2 lots – Province and Range Roads / Map 228, Lot 16**  
**General Residential District**

Items discussed were:

1. Need variance from Article 4, Section 4.1. 2)
2. Amend Note 1 – backlot
3. Driveway location

**Business meeting**

Brawders said that on September 30 Strafford Regional Planning Commission was holding a public meeting on water supply ties into Barrington. She will check with Attorney Whitelaw to see if it was a legal meeting.

Brawders said Tim Mason – Autumn Lane had petitioned the Selectmen for acceptance of the road in his cluster subdivision.

She said a request from David Cullen for a building permit to build on Flower Drive was received. A public hearing will be set with the Board.

The Board will not meet on August 26. The next meeting will be with Applicants on September 2, 2010 in the Library at the Elementary School. The meeting adjourned at 10:15 PM, motion by Kelley, seconded by Kessler, all in favor.

Dawn Hatch, Clerk