

Approved September 15, 2011- GMJ



**BARRINGTON PLANNING BOARD MEETING
EARLY CHILDHOOD LEARNING CENTER
77 RAMSDELL LANE
BARRINGTON, NH**

**THURSDAY AUGUST 18, 2011
7:00 p.m.**

MEETING MINUTES

PRESENT: John Huckins, Chair
Alan Kelley, Vice-Chair
Michael Clark, Ex-officio
George Calef
Anthony Gaudiello
Stephen Jeffery - Alternate

ABSENT: Jacqueline Kessler - Alternate
Steve Oles - Alternate
Edward Lemos – VDM
Constance Brawders – Town Planner

STAFF Gregory Jones, Transcriptionist

GUESTS: John Wallace; Barrington Conservation Commission Chair

NOTE: THESE ARE SUMMARY ACTION MINUTES ONLY. A COMPLETE COPY OF THE MEETING AUDIO IS AVAILABLE THROUGH THE LAND USE DEPARTMENT.

ROLL CALL

Chair John Huckins called the August 18, 2011 meeting of the Barrington Planning Board to order at 7:00pm.

MINUTES REVIEW AND APPROVAL

1. Approval of August 4, 2011 Regular Meeting Minutes.

Chair J. Huckins delegated Alternate Member Stephen Jeffery position of seventh planning board member.

G. Calef moved to approve the Planning Board Meeting Minutes of August 4, 2011. A. Kelley seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

2. Approval of August 11, 2011 Meeting Minutes

The Approval of Minutes was tabled until the September 1, 2011 meeting as not all members had an opportunity to review the Draft.

STAFF COMMUNICATIONS AND OTHER BUSINESS

3. Subdivision Amendment Review/Discussion

A. Gaudiello suggested the Board review his document titled “errata sheet” (presented 8/11/11 & available in the Land Use department) which discusses alternative amendment language to the Subdivision Regulations aside from those drafted and recorded at the 8/11/2011 meeting of the Board. The Board reviewed the set of changes presented and A. Gaudiello stated clearly for the record that only the proposed amendments relative to the Town’s Subdivision Regulations mentioned in the “errata sheet” are to be considered at this meeting. Chair J. Huckins opined that the subsequent changes appear to be in-line with the minutes of 8/11/2011 and appear to provide for more specificity. The Board agreed and discussion ensued with regard to timing logistics and whether or not to bring the changes forward at the Board’s next Public Hearing or wait in order to give the Item more thought. The Board agreed that the changes were sufficient to move forward.

A. Kelley motioned to post the Items listed in the “errata sheet” for the Board’s Public Hearing scheduled for September 8, 2011. G. Calef seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

A. Gaudiello motioned to add Conservation Commission Chair J. Wallace to the Agenda to discuss potential regulation updates. G. Calef seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

4. Conservation Commission Regulation Update Discussion

Conservation Commission Chair J. Wallace directed the Board to his Memorandum dated July 16, 2011 regarding changes the Commission would like to see made to the Zoning and/or Subdivision Regulations. J. Wallace stated that the suggested change to requiring 50% of a subject lot to be left in open space and the remaining 50% be utilized for building space is of particular interest to the Commission. He stated that this type of zoning requirement has been implemented in other municipalities and goes a long way to preventing sprawl and promoting conservation of land. He continued that such a zoning requirement would be desirable to a developer because less money is needed for infrastructure and open space is an attractive selling point as it can be used to provide baseball fields and walking trails or other amenities of that nature.

G. Calef stated that there are social density issues which may arise that the Town must consider with this discussion as the proposed change would place people closer together.

The Board discussed and agreed that there are variations in the public's opinion of what a desirable lot size is and that this is a complicated issue requiring more information. Chair J. Huckins stated that the idea of blanketing the Zoning Regulations with the suggested change would be difficult as the topography is different on every lot. J. Wallace inquired if the Board would support such a regulation and take the matter under advisement. A. Gaudiello opined that it may be difficult to require such a regulation as it would impose on the property rights of the individual too much. However, he felt that providing it as an option would be acceptable.

J. Wallace stated that at one time the current 2 acre lot size requirement may have been seen as an infringement on private property rights and, in light of issues such as sprawl, it may be a time move on to the next step. Chair J. Huckins advised J. Wallace that this is a zoning ordinance issue and requested that the Conservation Commission continue to research the suggestion and generate detailed regulatory language that would avail the Board to enforce such a regulation and highlight the features and benefits of this stipulation. The Board agreed that the change is worth pursuing and urged J. Wallace to continue researching the topic in order to provide more detail.

J. Wallace informed the Board of a second recommendation the Commission would like to bring forward with regard to the Town's Conservation Subdivision Regulations. The BCC suggests that percolation tests be reviewed by Town's consulting engineer on 10% of the lots in the proposed subdivision in order substantiate septic design compliance with NHDES regulations. Wallace stated that this method puts the burden of truth on the developer which in turn protects the town. Vice-Chair A. Kelley stated that this requirement may be a considerable economic burden on the developer. Chair J. Huckins stated that the incentive for a Conservation Subdivision may be lost if a developer must satisfy this condition as part of the subdivision approval process. Huckins stated that the Board currently justifies a site's ability to support septic based on the contiguous upland, ledge and soil requirements; however that the recommendation appeared worth further discussing.

J. Wallace addressed a third topic for discussion. The Conservation Commission suggests a site walk be conducted with all interested parties upon case submittal to view the land in order to identify natural features and resources which merit protection. Chair J. Huckins stated that the Board has been making steps to have applicants address the project with the Commission before its review by the Board and will continue to do so.

The fourth item Conservation Commission Chair asked the Planning Board to consider is outlining the requirements for posting a recognizable identifying marker to note the location for the buffer zone and protected area of the wetlands and protected conservation areas of the subdivision in the Regulations. The intent is to let the landowner know that there is a buffer in place and where it is located on-site. J. Huckins stated that this may be something the Board can address in the Subdivision Regulations.

5. 04/536 (Coachman Estates) Consideration of opinion for recommendation to the Board of Selectmen for Town acceptance of Dominick Drive and Coachmen Drive as a class V road.

The Board is awaiting the third party review of the final engineering report and as-built plan . The Board has no comments.

CASES FOR CONTINUANCE

There were no cases for continuance.

ACTION ITEMS

6. 11/612 (Harbor Street Limited Partnership – Village Place)

Request by applicant to present an application for a Preliminary Design Review for a proposal of a Conservation Subdivision on a 133.7 acre site located off Franklin Pierce Highway (a/k/a Route 9 (Map 238/Lots 9.1 & 14 (Lot 14 continues onto Map 235). Map 238/Lots 18 & 16 (Lot 16 continues onto Map 235) in the Village District. Applicant: Harbor Street Limited Partnership, Joseph Falzone; 123 Water Street; Unit 4SE, Exeter, NH 03833.

Planning Board members G. Calef and A. Gaudiello recused.

Chair J. Huckins reminded the Board that this is the second Design Review. No action is to be taken by the Board.

6. LL11/237 (Lot Line Adjustment for Donald Wilkinson, Melanie C. Wilkinson, David & Hope Fridy) Request by applicants to adjust the line between Lot 28 (25.22 acre site) and Lot 29 (3.44 acre site) adding .61 acre to Lot 29 increasing its area to 4.05 acres and leaving 24.61 acres remaining on Lot 28, located at Stagecoach Road (Map 228/Lots 27, 28 & 29) in the Neighborhood Residential (NR) Zoning District. Applicant: Noreay Plains Associates, Inc., Joel Runnals; P.O. Box 249; Rochester, NH 03866-0249

As no application checklist was provided to Board members for their review of plans submitted Chair J. Huckins urged the Board to use the time to make general comments. J. Huckins stated that Lot 29, because it is being reduced in size, would need to show minimum building lot requirements. In addition, J. Huckins stated that the waiver requests as submitted are unacceptable as each petition must be considered separately.

7. SR11/394 (Kenneth E. & Linda A. Grant) Request by applicants to operate a general construction/contractor business at their residence located on a 2.93 acre site at 372 Parker Mountain Road (Map 214 Lot 6) in the General Residential (GR), Highway Commercial Overlay (HCO) Zoning Districts. Applicant: Geometres Blue Hill, LLC, Randy Orvis; P.O. Box 277; Farmington, NH 03835-0277.

As no application checklist was provided to Board members for their review of plans submitted Chair J. Huckins urged the Board use this time to make general comments. The Board misinterpreted the “gravel area” graphic texture on the plan set as “wetland” so all comments made during the meeting, and reflected in the recording, are based on this misinterpretation and therefore unfounded. Therefore, the Board had no comment on the application for the written record.

8. 11/617 (Karen B. & Lendall E. Caverly) Request by applicants to subdivide an existing 9.60+ acre parcel into 2 Lots, Lot 1 7.34 acres and Lot 2 containing 2.27 acres located at 160 Young Road (Map 230 Lot 13) in the Neighborhood Residential (NR) Zoning District. Applicant: Geometres Blue Hill, LLC, Randy Orvis; P.O. Box 277; Farmington, NH 03835-0277.

A. Kelley noted waiver requests were not submitted for this application in the standard formatting.

S. Jeffery noted that within the Geometres Blue Hill, LLC “Petition for Subdivision Regulation Waivers” document stamped August 16, 2011 by the Land Use Office, the justification for

waiving *Article 8.3(6)* of the Subdivision Regulations should correctly state 7 +/- acres, not 9.6 +/- acres as the topographical contours have been shown on the subject parcel.

ADJOURNMENT

With no other business Vice-Chair A. Kelley motioned to adjourn the meeting at 8:40pm. Ex-officio member M. Clark seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

Respectfully submitted,

Gregory M. Jones
Transcriptionist