



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

**THURSDAY OCTOBER 20, 2011
7:00 p.m.**

MEETING MINUTES

**Items #9, #10 & #8 were addressed in that order ahead of all other Items.*

- PRESENT:** John Huckins, Chair
Alan Kelley, Vice-Chair
Michael Clark, Ex-officio
George Calef
Anthony Gaudiello
David Vincent
Edward Lemos, VMD
Stephen Jeffery-Alternate
- ABSENT:** Steve Oles – Alternate
Jacqueline Kessler – Alternate
- STAFF** Constance Brawders, Town Planner
Gregory Jones, Transcriptionist
Dan Howard, Planning Intern
- GUESTS:** Steve Haight; Haight Engineering, LLC; P.O. Box 1166, 181 Watson Road, Dover, NH 03820.
Dennis B. Grzywacz; 65 Morse Road; Manchester, NH 03104
Kim Breakfield; Barrington
Donna Marie Massucci; Barrington
George Ramsdell; Barrington
Kevin McEaney; 24 Chestnut Street; Dover, NH 03820

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 September 15, 2011 meeting of the Barrington Planning Board to order at 7:00pm.

Chair J. Huckins delegated alternate member S. Jeffery for D. Vincent.

MINUTES REVIEW AND APPROVAL

Vice-Chair A. Kelley motioned to review Items #9, #10 and #8 ahead of all other agenda Items as the applicants were present. E. Lemos seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

1. Approval of October 6, 2011 Regular Meeting Minutes.

G. Calef motioned to approve the meeting minutes of October 6, 2011. E. Lemos seconded the motion which passed with a vote of seven (5), to zero (0), to two (2) abstentions.

2. Approval of October 13, 2011 Regular Meeting Minutes

G. Calef recused from discussion.

A. Guadiello motioned to approve the regular meeting minutes of October 13, 2011 as amended. E. Lemos seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

CASES FOR CONTINUANCE

G. Calef returned to the table as the seventh Planning Board members.

No requests for continuance.

ACTION ITEMS

3. Town of Barrington Planning Board Text Amendments–Prepare for Final Public Hearing for Text Amendments and Revisions to Subdivision and Site Review Regulations are to be presented for consideration and vote.

Planning Intern Dan Howard presented the Planning Board with the Subdivision & Site Plan Review Regulations Text-Amendments Master Document (available at the Land Use department and municipal website) which contains all proposed text amendments to be heard at the upcoming November 3, 2011 public hearing. A. Gaudiello opined and the Board agreed that the public posting for text-amendments should be more specific as to which regulations are to be brought before the Board for revision in the future. The idea being that the articles to be amended are simply added to the posting of agenda for ease of public comprehension. Gaudiello opined that the date an amendment is enacted should be displayed at the location of said amendment to provide definitive and apparent information to the public.

Upon review of the Master Document the Board completed the following alterations in preparation for public hearing:

- Postponement of amendments to Subdivision Article 15.8.10-Surety of Work
- Postponement of amendments to Subdivision Article 11.3.1-Posting Performance Guarantee
- Postponement of amendments to Subdivision Article 11.3.2-Release of Performance Guarantee
- Postponement of amendments to Subdivision Article 11.3.3-Maintenance Bond
- Postponement of amendments to Planning Board Rules of Procedure
- Amending the Subdivision Regulation Editor's Note by adding the future public hearing date of November 3, 2011. This is the anticipated date of adoption.

The Board agreed to bring it to the November 3, 2011 public hearing, including previously approved minutes, so as to complete a vote of all amendments and avoid foreseen procedural issues with regard to prior votes of acceptance for said amendments as they relate to proper public posting.

4. Discussion of Town of Barrington Performance and Maintenance Guarantee and Preparation for Final Public Hearing.

The item was discussed as part of Action Item #3. As previously stated, amendments to Article 11.3.1 and 11.3.2 have been removed from the Master Document and will be reviewed at a later date.

5. Discussion of draft text amendment conservation subdivision zoning ordinance citizens Petition presented by the Library Trustees.

No action was taken by the Board as there was no submission of materials for review.

REVIEW OF PLANS

- 6. SR11/399 (Mathew Jensen)** Request by applicant to construct a three tenant office building on a 2.9ac site located at 6 Glass Lane (Map 270, Lot 34) in the Regional Commercial (RC) and Stratified Drift Aquifer Overlay (SDA) Zoning Districts. Applicant: Mathew Jensen; 94 Blake Road; Epping, NH 03042.

Planner Brawders informed the Board that complete copies were not submitted with this application and is therefore considered incomplete.

- 7. SR11/398 (The Frisbee Foundation)** Request by applicant to replace an existing sign with a 5.5x10x7 internally illuminated at the site entrance located at 426 Calef Highway (Map 235, Lot 7) in the Town Center and Stratified Drift Aquifer Overlay (SDA) Zoning Districts.

Planner Brawders directed the Board to the Sign Permit Application as received on October 17, 2011. The application calls for the relocation and re-design of the existing signage and a waiver request was submitted for Section 5.7.1 (table 8) (Maximum Area of Free Standing Sign of 12 square feet within the Village District) to allow the existing sign to remain at the current size. Chair J. Huckins reminded the Board that the Board may approve the relocation of existing

signage if it finds there are “unusual extenuating physical circumstances” which make the relocation of said signage in the best interest of the public pursuant to Article 5.2.8 of the Site Plan Review Regulations. The Board

- 8. 11/618 (Gary Ramsdell & George Ramsdell)** Request by applicants to subdivide an existing 37+ acre parcel into 2 lots, lot 1 34+ acres and lot 2 3+ acres located at 24 Ramsdell Lane (Map 233, Lot 30) in the Neighborhood Residential (NR) and Highway Commercial Overlay (HCO) Zoning Districts. Applicant: McEaney Survey Associates Inc., Kevin McEaney; 24 Chestnut Street; Dover, NH 03820.

D. Vincent returned to the table and resumed the role of seventh Planning Board member.

S. Jeffery resumed role as alternate.

Planner Brawders directed the Board to the Project Application packet which was received by the Land Use department on October 17, 2011. The Board agreed that as the project is minor in nature, sections of the application checklist are not applicable. Upon review of the submitted materials the following items were deemed to be required as part of this application.

- The applicant must show that the remaining 34+ acre parcel meets the minimum building requirements pursuant to the Barrington Subdivision Regulations. Once these requirements are shown for the remaining land, waiver requests could be considered for topographical/boundary survey and wetland delineation of the remaining 34+ acres.
- The applicant must show two lots on the plan set
- Re-word the project’s narrative section by removing the words “parent parcel” and using “remaining 34+ acres” for clarity.
- Driveway dimensions should be included on the plans
- Include Sheet numbers per title block submission guidelines
- The 4K affluent areas with test pit locations shown with suitable leach fields on the proposed lot as well as remaining 34+ acres.

The Board resumed the regular agenda order and moved to review and approval of meeting minutes.

PRELIMINARY CONCEPTUAL REVIEW

- 9. SR11/397 (ACME DISC GOLF, LLC)** Request by applicant for a Preliminary Conceptual Review to present a proposal to selectively install 18-36 fairways and offer the public a low-impact form of outdoor recreation through the means of disc golf on a 107ac site located at 10 Town Farm Road (Map 211, Lot 6) in the General Residential (GR) Zoning District. Applicant: Dennis B. Grzywacz; 65 Morse Road; Manchester, NH 03104

G. Calef recused from discussion.

D. Vincent arrived at 7:05.

Chair J. Huckins delegated S. Jeffery for G. Calef.

Dennis B. Grzywacz of Acme Disc Golf, a Limited Liability Corporation, approached the Board to seek guidance relative to a proposed disc golf project located at 10 Farm Road, Barrington. D. Grzywacz explained that the project would selectively install two 18-36 fairways and the majority would be installed among the existing vegetation and topography so as to be of low-impact on the environment. Grzywacz explained that in addition to fairways, the project calls for twelve (12) parking spaces, small platform and storage shed. He stated that the traffic volumes will likely increase as users are able to finish a game rather quickly which, in turn, allows for more users per day.

The Board advised the applicant that a traffic study will be needed due to the assumed increased traffic volume and must show that the associated roadways can handle the increased traffic. Chair J. Huckins advised the applicant that roadway upgrades would be required if it is determined that the roadways as they exist are not sufficient. In addition, Chair Huckins advised the applicant to have a survey completed for the portions of the lot which are to be used for the project, show delineated on-site wetlands, fairway/trail layouts and installation standards, proposed parking layout, sanitation and lot access points on the plan. The Board agreed that a request for survey waiver of the entire lot would be legitimate as roughly 80 acres of the 107 will be used.

E. Lemos inquired as to the intent for proposed sanitation facilities. D. Grzywacz explained that the intent is to market the project as “off-grid” and would simply provide outhouses. He explained that he is not against tying into existing electrical and installing sanitation facilities and septic in the future.

10. SR11/396 (Barrington Village School) Request by applicant for a preliminary Conceptual Review to present a proposal to construct a 2,700+/- square foot building on a 1.05 acre site located at Commerce Way (Map 250, Lot 88) in the Regional Commercial (RC) and Stratified Drift Aquifer Overlay (SDA) Zoning Districts. Applicant: Haight Engineering, LLC, Stephen J. Haight; P.O. Box 1166, 181 Watson Road, Dover, NH 03820.

D. Vincent recused from discussion.

G. Calef returned to the table and resumed role as sixth Planning Board member.

Chair J. Huckins delegated S. Jeffery for D. Vincent.

Steve Haight (Haight Engineering, LLC; P.O. Box 1166, 181 Watson Road) approached the Board on behalf of the business, Barrington Village School (BVS), to seek preliminary conceptual review for a future project to be brought before the Board. S. Haight explained that the applicant would like to construct a 2,700 s.f. +/- building with associated site improvements on the 1.05 acre subject parcel located at Commerce Way. The existing BVS building abuts the subject property and is currently capable of caring for 30-35 children. He explained that the purpose of the project is to offer BVS the space needed to expand the business to 40-50 students. Haight stated that the current proposed layout is within the confines of required setbacks, will utilize a one-way drive around the building, contain more than adequate parking and will require septic and well installations. Haight stated that the plan will call for a 10'x15' barn and 1,250 s.f. animal pen area for the schools educational petting zoo. In addition, a 3,600 s.f. fenced playground area will be installed as seen on the conceptual plan (available for review at the Land Use department). Haight opined that the original traffic study completed for commerce way could be sufficient as the expansion is moderate and access to the site is not at issue. He asked that the Board consider the potential for waiving the required traffic study in order to avoid unnecessary expenses.

Chair J. Huckins advised J. Haight that information relative to the findings of the original traffic should be submitted for review by the Town's engineering consultant, and that that further information relative to the type and number of animals to be housed within the barn should be included. Huckins stated that the parking requirements must be shown on the plan as well. The Board agreed that the conceptual plan appeared adequate to move forward.

NON ACTION ITEMS

A. Communications Received

There were none.

B. Reports of officers or other committees

There were none.

C. Report from Planner

- **Budget Review**

UNFINISHED BUSINESS

No unfinished business to discuss at this time.

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

Planner Brawders updated the Board related Local Government Center legal opinions related to Impact Fee Waiver Requests which has been forwarded to Town Counsel for review.

SETTING OF DATE, TIME AND PLACE OF NEXT MEETING AND AJOURNMENT

The Board agreed to hold the next meeting of the Barrington Planning Board on 10/27/2011 at 7:00 P.M. at the Barrington Elementary School.

- A. Gaudiello motioned to adjourn the meeting of October 20, 2011 at 10:00 p.m.
Vice-Chair A. Kelley seconded the motion which passed unanimously with a vote of**

Respectfully submitted,

Gregory M. Jones
Transcriptionist