



**BARRINGTON PLANNING BOARD MEETING  
BARRINGTON ELEMENTARY SCHOOL  
570 CALEF HIGHWAY  
BARRINGTON, NH**

**THURSDAY OCTOBER 27, 2011  
7:00 p.m.**

**MEETING MINUTES**

\*Item # 4 to be heard ahead of all other Items

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

**ABSENT:** David Vincent  
Jacqueline Kessler, Alternate  
Steven Oles, Alternate

**STAFF** Gregory Jones, Transcriptionist

**GUESTS:** John Wallace; Barrington Conservation Commission Chair  
Anne Melvin; Barrington Conservation Commission

**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 October 13, 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 moved that to move Item #4 ahead of all other agenda Items. E. Lemos seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

**1. Approval of September 15, 2011 Meeting Minutes.**

**G. Calef motioned to approve the meeting minutes of September 15, 2011. E. Lemos seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

**2. Approval of October 20, 2011 Meeting Minutes.**

**Vice –Chair A. Kelley motioned to approve the meeting minutes of September 15, 2011. E. Lemos seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

### **CASES FOR CONTINUANCE**

No Requests for Continuance

### **ACTION ITEMS**

**3. Discussion of draft text amendment conservation subdivision zoning ordinance  
Citizens petition presented by Library Trustees.**

Conservation Commission Chair J. Wallace reminded the Board of memo dated July 16, 2011 regarding changes the Commission would like to see made to the Zoning and/or Subdivision Regulations. Wallace requested that these suggestions be given proper consideration and not be lost among the Board's various regulatory updates.

Chair J. Huckins requested that the Board's Subcommittee ensure the items be included on the Board's next round of amendments. Chair J. Huckins suggested that the Conservation Commission and Zoning Board of Adjustment be notified via e-mail any time a regulatory change is being considered by the Board.

J. Wallace requested that the Board offer preliminary feeling of the Commissions regulatory amendment suggestions and other proposed projects for time management purposes. This would allow the Commission to better spend its time on projects which have general support and move away from those which would consume the Commissions time resource.

Chair J. Huckins directed the Board to the October 26, 2011 e-mail correspondence with the legal counsel containing the "Master Document" text-amendments to be heard at the Board's November 3, 2011 Public Hearing (Attachment #1). Town Counsel reviewed the Master Document and offered further comments, suggested changes and a few questions. After review, the Board agreed that a number of comments appear to be easily clarified and can be promptly addressed. The following list identifies the Boards desired course of action for amendments in response to the comments made by legal counsel:

- Adhere to Legal Counsel language recommendation for Section 11.3.4
- Seek further guidance for drafting Article 15.1.3 language.
- Re-word language for amendment of Figure 4A – Road Design Standards - by leaving language previously stricken.
- Re-word amended language to Article 9.4 to state “a minimum of 15 days prior to a meeting *at which it is to be considered*”.
- Remove the word “please” from amendment to Article 2.6.4
- Add amendment to Article 13 to add the definitions “To amend Article 13 by inserting the definitions from Article 6 as follows.”
- Re-word amendment to Article 5.5.2 to address legal counsel concerns regarding vote on determination of application completeness.
- Seek further guidance for drafting Article 5.5.2 language.

Vice-Chair A. Kelley suggested that the members review the Master Document comments from legal counsel and supply suggested text-amendment language to the Board for these issues at the November 3, 2011 public meeting. Chair J. Huckins reminded the Board that even substantially changed amendments can be acted upon by the Board based on guidance from Town counsel.

There were no Citizens petition materials submitted by the Library Trustees for the Board’s review.

**4. Discussion of draft Fluvial Hazard Overlay District for presentation by Conservation Chair, John Wallace and member Anne Melvin**

Conservation Commission alternate member A. Melvin approached the Board to present draft zoning regulatory language materials for a proposed Fluvial Hazard Overlay District which the Conservation Commission has been drafting recently (draft available for review at the Land Use department). Melvin informed the Board that the current draft is a simplified version of similar ordinances from fellow New England municipalities and was authored following the advice of the Strafford Regional Planning Commission and using published research of the United States Geological Survey. She stated that there are two stretches of the Isinglass River (Identified as Reaches 2A and 5 on the draft’s accompanying map) located in Barrington which are shown to be susceptible to erosion and which have exhibited further natural watercourse sinuosity. These specific areas of interest alone are proposed to be covered by the overlay district. Melvin stated that the proposed overlay district is designed and intended to protect life and property, plan for *potential* changes in watercourse, and is to be utilized in concert with other applicable state, federal and local regulations.

The Board discussed the proposed Fluvial Hazard Overlay District and asked that the Commission complete the following:

- Overlay shape-file information to town tax-maps for reference purposes.
- Notice property owners included within the areas of interest before public hearing in December.
- Detail set-back and area dimensions of areas of interest.
- Clarify Article 18.3.2 statement “and do not expand the footprint of the existing structure more than 500 feet”.

The Board returned to the regular order of agenda beginning with Item # 1.

## **PRLIMINARY CONCEPTUAL REVIEW**

### **NON-ACTION ITEMS**

#### **A. Communications received**

There were no communications received.

#### **B. Reports of officers or other Committees**

Vice-Chair A. Kelley informed the Board that the Sub-Committee met prior to the current meeting and established the following:

- The Chair and powers of Chair
- Adoption of Statement of Purpose and Values of Committee
- Function of the Committee Rules of Procedure
- Role and/or Roles of the Committee on Rules of Procedure
- Procedure for the Amendment of Regulations and recommendations amendment To Zoning Ordinance
- Amend the meeting day and time
- Language clarification

Kelley informed the Board that the meeting minutes have been approved by the sub-committee but suggested that the full Board be given time to review. The approved sub-committee minutes are to be appended to the 10/27/2011 draft minutes for the Board's next meeting.

#### **C. Report from planner**

There was no report from the Planner.

### **UNFINISHED BUSINESS**

#### 5. Discussion of School Impact Fee waiver request

Chair J. Huckins stated that a letter to the Board from the Town's legal counsel was received by the Land Use department relative to the historical and current waiver practices of required school impact fees. Huckins informed the Board that regulatory interpretation errors were made and recently granted waivers of said impact fees will require rescindment. Char J. Huckins suggested that the Board meet with legal counsel prior to meeting with applicants relative to this matter. The Board agreed that individuals impacted by this error should be notified before the Board discussed the matter further and legal counsel should be utilized prior to formal discussion. The Board agreed that legal counsel correspondence should be supplied to members for review and zoning clarification should be pursued to avoid similar issues in the future.

### **OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD**

A letter from the Barrington Fire Department dated October 19, 2011 was submitted for the Board's review relative to Community Childcare located at 477 Franklin Pierce Highway. The Board agreed that the letter was untimely.

### **SETTING OF DATE, TIME AND PLACE OF NEXT MEETING AND ADJOURNMENT**

The next meeting of the Board was set for November 3, 2011 at 7:00. Meeting to be held at the Early Childhood Learning Center located at 77 Ramsdell Lane, Barrington.

**A. Kelley motioned to adjourn the meeting of October 27, 2011. G. Calef seconded the motion which passed unanimously with a vote of seven (7) to zero (0) in favor.**

Respectfully submitted,

Gregory M. Jones  
Transcriptionist

# **Master Document**

## **Subdivision & Site Plan Regulations Text Amendments – 10/17/2011**

**TOWN OF BARRINGTON, NEW HAMPSHIRE**  
**Looseleaf Supplement**

This Guide for Insertion should be retained as a permanent record of pages supplemented and should be inserted in the front of the code.

**Amended Articles**

- Subdivision Regulations: Article 5 Section 5 Paragraph 2
- Subdivision Regulations: Article 6 Section 1.1
- Subdivision Regulations: Article 6 Section 1.1
- Subdivision Regulations: Article 7 Section 3 Paragraph 1
- Subdivision Regulations: Article 9 Section 1
- Subdivision Regulations: Article 11 Section 2 Paragraph 2
- Subdivision Regulations: Article 11 Section 2 Paragraph 4
- Subdivision Regulations: Article 11 Section 8
- Subdivision Regulations: Article 12 Section 4
- Subdivision Regulations: Article 12 Section 5 Paragraph 1
- Subdivision Regulations: Article 12 Section 5 Paragraph 3
- Subdivision Regulations: Article 14 Section 2 Paragraph 4
- Subdivision Regulations: Article 14 Section 11
- Subdivision Regulations: Article 15 Section 1 Paragraph 3
- Subdivision Regulations: Article 15 Section 2.1
- Subdivision Regulations: Article 15 Section 3.1
- Subdivision Regulations: Article 9.4
- Subdivision Regulations: Figure 4A-Road Design Standards and Guidelines
- Subdivision Regulations: Article 13.1
- Subdivision Regulations: Article 15 Section 3.2 Paragraph 6

**TOWN OF BARRINGTON, NEW HAMPSHIRE**  
**Looseleaf Supplement**

This Guide for Insertion should be retained as a permanent record of pages supplemented and should be inserted in the front of the code.

**Amended Articles**

Site Plan Regulations: Article 6

Site Plan Regulations: Article 2.3.1

Site Plan Regulations: Article 1.4.2

Site Plan Regulations: Article 2.5.10 Paragraph 1

Site Plan Regulations: Article 2.5.13

Site Plan Regulations: Article 2.6.4



**Final public hearing for text amendments is November 3<sup>rd</sup>, 2011.**

## **Legal Notice of Public Hearing**

Pursuant to NH RSA **675:7** notice is hereby given of a public hearing to be held by the Town of Barrington Planning Board for the purpose of discussing proposed amendments to the Subdivision & Site Plan Rules and Regulations.

Amendments to the texts will be presented as follows;

Normal Text = to remain unchanged

~~Strikeout Text~~ = to be removed

**Bold Underlined Italicized** = to be added

### **1. To amend Article 5 – General Application Process; 5.5.2 Application Completeness Review**

#### **By inserting:**

Following filing at Town Hall the application will be reviewed for completeness by the Board at a regularly scheduled meeting. The Board cannot formally vote to accept the application at this time or have any formal discussions with the applicant regarding the proposed development. In accordance with RSA 676:4(I)(c)(1) the Board must make a determination within 30 days as to the completeness of the application.

For the purpose of promoting language consistency between the Subdivision Regulations and New Hampshire Revised Statutes Annotated.

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### **2. To amend Article 6 – Preliminary Application Review of the Subdivisions Regulations;**

#### **6.1 Preliminary Conceptual Review**

The applicant may request a meeting with the Board to discuss a proposal in conceptual form and in general terms as described below.

1) This meeting shall be directed at a review of the basic concepts of the proposal and to offer suggestions that might resolve problems with addressing regulatory requirements during formal consideration of the application. The Board and applicant may discuss proposals in conceptual form only and in general terms, such as the desirability of types of development under the Master Plan, as well as the development objectives of the community. Sketches may be provided to assist in the review.

#### **By replacing with:**

#### **6.1 Preliminary Conceptual Review**

**An Applicant may submit a written application for preliminary conceptual review, to be held during a public meeting with members of the Planning Board, for discussion of the conceptual design, to include two (2) copies of the plan illustrating the overall concept using simple drawings rather than engineered plans or specifications, in**

**accordance with RSA 676:4 II.**

For the purpose of language consistency between the Subdivision & Site Plan Review Regulations.

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**3. To amend Article 6.1.1 Preliminary Conceptual Review;**

By **inserting**: This meeting shall be directed at a review of the basic concepts of the proposal and to offer suggestions that might resolve problems with addressing regulatory requirements during formal consideration of the application. The Board and applicant may discuss proposals in conceptual form only and in general terms, such as the desirability of types of development under the Master Plan, as well as the development objectives of the community. Sketches may be provided to assist in the review. **No engineered plans may be considered without prior abutter notification.**

For the purpose of promoting language consistency within the Subdivision Rules and Regulations and New Hampshire Revised Statutes Annotated.

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**4. To amend Article 7.3 Paragraph 1;**

By **replacing** with: **Pursuant to RSA 676:4, I(b)**, a completed application sufficient to invoke jurisdiction of the Board shall be filed with the Board's designee at the Town Offices ~~by the Wednesday before the third Thursday of the month, which is also a~~ minimum of 15 days prior to the public meeting of the Board at which the complete application is to be submitted formally. Determination of completeness is more fully covered in Section 8.2.

For the purpose of promoting language consistency within the Subdivision Regulations.

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**5. To amend Article 9.1 Timeframe for Decision;**

By **inserting**: **Pursuant to RSA 676:4, I(i)** within sixty-five (65) days after a completed subdivision approval has been accepted for jurisdiction, the Board shall approve, approve with conditions, or disapprove said application. In cases where a subdivision review application has been disapproved, the grounds for such disapproval shall be clearly stated in the minutes of the Board's meeting and notice provided to the applicant.

For the purpose of referencing the source of the New Hampshire Revised Statutes Annotated.

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**6. To amend Article 11.2 Decisions of the Board, Paragraph 2- Satisfaction to the Condition for Approval;**

By **inserting**: Pursuant to RSA 676:4, I(i) conditions will become Final Approval without a public hearing upon certification to the Board that the conditions have been satisfied and when the nature of the conditions involve one or more of the following. (No changes follow)

For the purpose of referencing the source of the New Hampshire Revised Statutes Annotated.

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7. To **amend** 11.2 Decisions of the Board, paragraph 4-Satisfaction of the Conditions for Approval;

By **replacing** with:

4) **Final Approval or Approval Subject to Conditions Subsequent** - Upon determination that the requirements of these and any other town regulations or ordinances have been met, the Board may approve the application. Where any of these regulations have not been met or are not applicable, the Board may grant a waiver in accordance with the procedures in Section ~~43:4~~ 11.1 General Waiver Provision. (No changes follow)

For the purpose of correcting a typographical error.

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8. To **amend** Article - 11.8 Monumentation;

By **inserting**: Proper and complete survey monumentation shall be installed on the properties as a condition to final approval of the application. Granite bounds shall be set at the intersection of existing or proposed lot sidelines with existing or proposed streets. Iron pins (pipe or rod) are to be placed at all property line corners and angles, and at all points of curvature and points of tangency. Monuments for the lot being developed shall be placed not more than 300 feet apart in any straight line. The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the submitted plan.

(Cross referenced to SiteR 4.2 et seq.)

For the purpose of promoting language consistency between the Subdivision & Site Plan Regulations.

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9. To **amend** Article 12.4 Filing and Submission of Concurrent Application, paragraph 1;

By **replacing** with: Pursuant to RSA 676:4, I (b) the completed concurrent application shall be filed with the Board or its agent at least ~~twenty-one (21)~~ fifteen (15) days prior to a ~~the scheduled~~ public meeting of the Board at which the application will be heard.

For the purpose of conforming to the RSA.

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**10.** To **amend** Article 12.5 Action on Completed Concurrent Application, paragraph 1;

By **replacing** it with: *Pursuant to 676:4, I (c)(1)* the Board shall, *at the next regular meeting or within 30 days following delivery of the application, for which notice can be given* consider the completed concurrent application ~~within thirty (30) days of its submission.~~ The Board shall evaluate the subdivision and site plan separately, each on its own merits. After review of the completed concurrent application, and after a duly noticed public hearing as provided in Article 9, the Board may grant a conditional approval of the subdivision layout and request the applicant to prepare a final plat as provided for in Article 8. The Board may grant a conditional approval or a final approval of the site plan. The Board shall act to approve or disapprove the completed concurrent application within sixty-five (65) days of acceptance of the completed concurrent application, subject to extension or waiver as provided in accordance with RSA 676:4-I(f).

For the purpose of conforming to the RSA.

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**11.** To **amend** Article 12.5 Action on Completed Concurrent Application Paragraph 3;

By **replacing**: If the Planning Board has not obtained an extension as provided in Article 9, and has not taken action to approve or disapprove the completed concurrent application within sixty-five (65) days of its acceptance, the applicant may obtain from the Selectmen an order directing the Board to act within ~~fifteen (15)~~ *thirty (30)* days. Failure of the Board to act upon such order of the Selectmen shall constitute grounds for the applicant to petition the Superior Court as provided in RSA 676:4.

For the purpose of conforming to RSA 676:4, I (c)(1).

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**12.** To **amend** Article 14.2.4 Back lots Permitted as follows;

By **removing** Article 14.2.4 Back lots Permitted as follows; As provided for in the town's Zoning Ordinance a lot of record ~~in existence before January 1, 1991~~ shall be permitted to be subdivided as backlots as part of a convention subdivision, subject to the following provisions. (There follows without change.)

For the purpose of promoting language consistency between the Subdivision Regulations and Zoning Ordinance.

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**13.** To **amend** Article 14.11 of the Subdivision Regulations-Topsoil as follows;

By **removing** Article 14.11 Topsoil as follows;  
Topsoil moved during the course of construction shall be redistributed so as to provide at least four (4) inches of cover to all disturbed areas of the subdivision. ~~At no time shall~~

~~topsoil be removed from the site without written permission from the Planning Board.~~

For the purpose of promoting language consistency within the Subdivision Regulations and New Hampshire Revised Statutes Annotated.

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**14.** To **amend** Article 15.1, paragraph 3 of the Subdivision Regulations-Arrangement;

By **inserting**: All streets shall be integrated with the existing and proposed street system. The applicant shall provide for a safe terminus at the end of all proposed roads for all phases and situations where thru streets are not provided in the design. (See Figure 4A – Road Design Standards & Guidelines). Where extension of existing roadways is proposed, the existing turnaround shall be removed in its entirety **by the applicant upon road acceptance by the Board of Selectmen.**

For the purpose of promoting public safety and road maintenance.

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**15.** To **amend** 15.2.1 Road Design Standards Table 1-Road Design Standards: Type of Curb v. 15.8.8 Curbing;

<b>Driveways</b>	<b>See Section <del>45.4</del> 15.3 and Figure 4A</b>
<b>Type of Curb</b>	<b>See Subsection <del>15.9.10</del> 15.8.8</b>

For the purpose of correcting typographical errors.

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**16.** To **amend** 4A-Road Design Standards and Guidelines:  
In the graphic representation under the heading Driveways; the description below the last graphic in the column titled COMMON DRIVEWAYS is to be deleted.

For the purpose of correcting a typographical error.

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**17.** To **amend** Article 15.3.1 paragraph 4 Number of Access Points to a Road;

By **deleting**:

4) Where a common driveway serves four (4) houses the roadway shall be built to town specifications, except that the Planning Board may consider a minor reduction in width requirements. Where four (4) lots are served by a common driveway, two (2) of the lots must be located on a public road and meet the frontage requirements in the district. ~~All~~ All lots must access directly onto the shared driveway and no curb cuts shall be permitted for the frontage lots to an existing public roadway.

For the purpose of deleting a typographical error.

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**18.** To **amend** Article 9.4 Submitted Materials Paragraph 1 of the Subdivision Regulations;

By **deleting**:

1) New Materials - New materials shall be submitted to the Board ~~by the Wednesday before the third Thursday of the month, which is also at least a minimum of 15 days prior~~ to a meeting when a new public notice is required.

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**19.** To **add** to Article 13 – Conservation Subdivisions 13.1 Authority and Purpose

(At the conclusion of the phrase...)

..given the specific characteristics of the site under consideration.

(Add the following...)

**Since the primary purpose of a Conservation Subdivision is the protection and preservation of the town's natural resources (as itemized below), the initial and most important step in determining the feasibility of a site for a Conservation Subdivision is to identify the natural features and resources of the property that most merit protection. The housing lots that are proposed for the subdivision should be situated with the aim of protecting these features as best possible.**

1) To maintain and protect...

For the purpose of emphasizing the intent of Conservation Subdivisions.

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**20.** To **amend** Article 15.3.2 Driveway Design item #6 on Aprons of the Subdivision Regulations.

By **replacing** with:

**6)** Aprons - Unpaved driveways will require paved aprons with a minimum dept ~~distance~~ of 16 feet from the edge of roadway pavement.

For the purpose of correcting a typographical error.

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**21.** To **amend** Planning Board Rules of Procedure Section 4 Paragraph 1;

To **replace** with:

1. Regular meetings shall be held at least monthly at the Town Offices at ~~(7:00 PM)~~ **(6:30 PM)** on the First ~~Thursday~~ **Tuesday** of each month, or with proper notice of date and time at a place designated by the Chair.

For the purpose of conforming to current procedure.

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**22.** To **amend** Article 1.4.2 Town's Representative of the Site Plan Review Regulations;

By **replacing** with:

All communications to the board shall be directed to the ~~Planning Board Secretary~~ **Town Planner** unless otherwise directed by the Chairman of the Board.

For the purpose of conforming to current procedure.

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**23.** To **amend** Article 2.3.1 of the Site Plan Review Regulations;

An Applicant may make a written letter request for discussion of conceptual design information, with two (2) copies of the conceptual plan information (no surveying or engineering required) to be scheduled for discussion of the proposal in conceptual form, in accordance with RSA 676:4 II, only with members of the Planning Board at a public meeting.

To **replace** with:

An Applicant may make submit a written letter request application for discussion of preliminary conceptual review, design information, with two (2) copies of the conceptual plan information (no surveying or engineering required) to be scheduled for discussion of the proposal in conceptual form, in accordance with RSA 676:4 II, only with members of the Planning Board at a public meeting. to be held during a public meeting with members of the Planning Board, for discussion of the conceptual design, to include two (2) copies of the plan illustrating the overall concept using simple drawings rather than engineered plans or specifications, in accordance with RSA 676:4 II.

For the purpose of language consistency between the Site Plan Review Regulations and Subdivision Regulations.

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**24.** To **amend** Article 2.5.10 Board Action Paragraph 1 of the Site Plan Review Regulations;

By **deleting**:

1) If the Board grants approval of an application as submitted, the plan shall be signed by the Chairman ~~and Secretary~~; and the plan is made available for filing with the Planning Board and Building Inspector may issue permits as appropriate;  
(No changes follow)

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**25.** To **amend** Article 2.5.13 Board Signature of the Site Plan Review Regulations;

By **replacing** with:

Prior to obtaining Board signature, the Applicant shall submit two (2) complete paper print plan sets and supporting documents as required in Article 3 with a letter explaining how the Applicant addressed the conditions of approval. This shall include final and complete reports for all items submitted during review for the Town of Barrington's file. The Chairman ~~and Secretary of the Board~~ shall endorse a ~~reproducible Mylar~~, and ~~three (3)~~ two (2) paper copies of the approved plan(s) meeting the conditions of approval upon receipt of an executed bond for all improvements, excluding buildings. The Planning Department shall retain a signed and approved reproducible 11"x 17", and PDF format on CD ~~and three (3) paper copies~~ with supporting documents for Town records.

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**26.** To **amend** Article 2.6.4 Hearing Process Paragraph 7 of the Site Plan Review Regulations;

By **inserting**:

The Planning Board **Chair** shall sign **and date** all plans. The Board shall endorse a reproducible Mylar and ~~three (3)~~ **two (2)** paper copies of the site plans for their records. ***Please provide an 11"x17" copy and PDF format on CD for the case file folder.***

For the purpose of promoting consistency between the Subdivision & Site Plan Review Regulations.

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**27.** To **amend:** Article 6 – Recreational Campgrounds and Camping Parks;

## **ARTICLE 6 - RECREATIONAL CAMPGROUNDS AND CAMPING PARKS.**

### **PURPOSE and INTENT**

This article is enacted to provide standards for the development and use of recreational campgrounds so that they are safe and attractive, do not unduly impact nearby residential uses or the environment, and promote growth of the Barrington economic base.

All recreational campgrounds shall be subject to the Barrington Site Plan Review

### **DEFINITIONS**

#### **Campsite**

A parcel of land in a recreational campground or camping park rented for the placement of a tent, recreational vehicle, or a recreational camping cabin for the overnight use of its occupants as defined in **Chapter 216, Section 216-1:1. II**

#### **Recreational Camping Cabins**

A structure on a campsite that is four hundred (400 sq. ft.) square feet or less as measured by the exterior of the cabin, including all siding, corner trim, molding, and area enclosed by windows, but not including the overhang of the roof or porch or the log overhang at the corners

#### **Recreational Campground**

A parcel of land on which people stay temporarily in tents, recreational vehicles, or recreational camping cabins. This definition excluded manufactured housing, parks, as defined in **RSA 205-A.**

#### **Temporary**

A maximum number of days per calendar year anywhere in the Town of Barrington, as provided by **Article 3.3.1 of the Barrington Zoning Ordinance.**



This provision is enacted to allow the placement of seasonal Recreational Campgrounds and/ or Camping Parks within specific areas of the community, to provide standards for their use, and to promote growth of the Barrington economic base.

## **GENERAL**

### **1. Compliance with all Laws**

All recreational campgrounds must comply with all applicable federal, state, and local laws, including **RSA 216 -I**. Whenever a conflict exists between these regulations and another law, the stricter provision shall apply.

### **2. Applications**

The Planning Board shall have authority to accept applications, impose application fees, review site plans, and approve or deny applications for any new or proposed recreational campground or camping park and/ or the expansion thereof.

### **3. General Conditions**

A recreational campground or camping park shall adhere to the following requirements:

**a. Campsite Size.** The minimum campsite for a tent shall be six hundred square feet (600 sq. ft.) and one thousand square feet (1000 sq. ft.) for a recreational vehicle or a recreational camping cabin.

**b. Placement.** No site within the recreational camping park shall be located within one hundred feet (100 ft.) of any boundary line. All campsites must be screened from adjacent properties by a naturally vegetated buffer, or other screening approved by the Planning Board.

**c. Internal Setbacks.** All setbacks within the campground or park shall be as follows:

**1.** Campsite perimeters shall be setback 75 feet from surface water and 50 feet from jurisdictional wetlands.

**2.** Cabins or cottages shall be setback 20 feet from other cabins or cottages.

**3.** Minimum campsite a frontage of fifteen feet (15 ft).

**d. Marking.** Each site shall be clearly marked in accordance with the Town of Barrington's current numbering system.

**e. Permanent Residence and/ or Office:** One residential home/office occupied by the recreational campground or camping park owner or manager and his or her immediate family will be permitted. This building will be required to meet the full lot requirements for a residence based on the Zoning District in which the recreational campground or camping park is located, as well as to comply with local building and other codes and regulations.

## PERFORMANCE STANDARDS (GENERAL)

These standards must comply with **Article 7 – Supplemental Regulations of the Barrington Zoning Ordinance** which includes: **Noise, Vibration, Odors, Air Quality, Heat, and Waste Disposal**

## PERFORMANCE STANDARDS UNDER THE JURISDICTION OF THE SHORELAND PROTECTION ACT FOR AREAS WITHIN 250 FEET OF A LAKE OR POND

In addition to the requirements of RSA Chapter 483-B - Comprehensive Shore Land Protection Act, the following shall apply:

Construction of steps, and associated rest areas, shall be permitted as required to negotiate steep slopes to the shoreline. Rest areas shall not occur more often than once every 30 steps, or 20 feet in vertical drop, whichever is less, and shall not exceed 50 square feet each.

Wherever there is a conflict between RSA Chapter 483-B and these requirements, the more restrictive standard shall apply.

By replacing with:

## ARTICLE 6 - COMMERCIAL RECREATIONAL CAMPGROUNDS AND CAMPING PARKS.

### 6.1 PURPOSE and INTENT

This article is enacted to provide standards for the development and use of commercial recreational campgrounds and camping parks so that they are safe and attractive, do not unduly impact nearby residential uses or the environment, and promote growth of the Barrington economic base.

All commercial recreational campgrounds or camping parks shall be subject to the Barrington Site Plan Review.

### 6.2 ( Definitions moved to Article 13: Definitions and section 6.2 is reserved.)

#### Campground

A campground or camping park means a parcel of land on which 2 or more campsites are occupied or are intended for temporary occupancy for recreational dwelling purposes only, and not for permanent year-round residency.

#### **Campsite**

A parcel of land in a commercial recreational campground or camping park rented for the

placement of a tent, recreational vehicle, or a recreational camping cabin for the overnight use of its occupants as defined in **RSA 216-I**

**Commercial Recreational Campground and Camping Parks**

A parcel of land on which people stay temporarily in tents, recreational vehicles, or recreational camping cabins **containing two (2) or more campsites as described under RSA 216-I:1.** This definition excluded manufactured housing parks, as defined in **RSA 205-A.**

**Commercial Recreation Facility**

**A privately owned and/or operated land use, provided for gain or profit, either indoors or outdoors, where the main purpose is to provide the public with recreation. Examples of such facilities include skating rinks, water slides, gymnasiums, sports fields, miniature golf, driving ranges, swimming pools, race tracks, and stadiums.**

**Recreational Vehicles**

**A recreational vehicle, as defined in Article 18, shall not be construed as a dwelling unit under the provisions of this Ordinance. Occupancy of a recreational vehicle by any individual, group, or household, for more than 180 days in any calendar year shall not be permitted in Barrington.**

**Recreational Camping Cabins**

**A structure on a campsite that is four hundred (400 sq. ft.) square feet or less as measured by the exterior of the cabin, including all siding, corner trim, molding, and area enclosed by windows, but not including the overhang of the roof or porch or the log overhang at the corners.**

**Temporary**

A maximum number of days per calendar year anywhere in the Town of Barrington, as provided by **Article 3.3.1 of the Barrington Zoning Ordinance.**

**6.3 GENERAL**

**6.3.1 Compliance with all Laws**

All **commercial** recreational campgrounds must comply with all applicable federal, state, and local laws, including **RSA 216-I.** Whenever a conflict exists between these regulations and another law, the stricter provision shall apply.

**6.3.2 Applications**

The Planning Board shall have authority to accept applications, impose application fees, review site plans, and approve or deny applications for any new or proposed **commercial** recreational campground or camping park and/ or the expansion **of an existing commercial recreational camping park.**

**6.3.3 General Conditions**

A commercial recreational campground or camping park shall adhere to the following requirements:

**6.3.3(1) Campsite Size.** The minimum campsite for a tent shall be six hundred square feet (600 sq. ft.) and one thousand square feet (1000 sq. ft.) for a recreational vehicle or a recreational camping cabin.

**6.3.3(2) Placement.** No site within the commercial recreational campground or camping park shall be located within one hundred feet (100 ft.) of any boundary line. All campsites must be screened from adjacent properties by a naturally vegetated buffer, or other screening approved by the Planning Board.

**6.3.3(3) Internal Setbacks.** All setbacks within the commercial recreational campground or camping park shall be as follows:

- a. Campsite perimeters shall be setback 75 feet from surface water and 50 feet from jurisdictional wetlands.
- b. Cabins or cottages shall be setback 20 feet from other cabins or cottages.
- c. Minimum campsite a frontage of fifteen feet (15 ft).

**6.3.3(4) Marking.** Each site shall be clearly marked in accordance with the Town of Barrington's current numbering system.

**6.3.3(5) Permanent Residence and/ or Office:** One residential home/office occupied by the commercial recreational campground or camping park owner or manager and his or her immediate family will be permitted. This building will be required to meet the full lot requirements for a residence based on the Zoning District in which the commercial recreational campground or camping park is located, as well as to comply with local building and other codes and regulations.

## **6.4 PERFORMANCE STANDARDS (GENERAL)**

**6.4.1** These standards must comply with **Article 7 – Supplemental Regulations of the Barrington Zoning Ordinance** which includes: **Noise, Vibration, Odors, Air Quality, Heat, and Waste Disposal**

### **6.4.2 PERFORMANCE STANDARDS UNDER THE JURISDICTION OF THE SHORELAND PROTECTION ACT FOR AREAS WITHIN 250 FEET OF A LAKE OR POND**

In addition to the requirements of RSA Chapter 483-B - Comprehensive Shore Land Protection Act, the following shall apply:

**6.4.2(1)** Construction of steps, and associated rest areas, shall be permitted as required to negotiate steep slopes to the shoreline.

6.4.2(2) Rest areas shall not occur more often than once every 30 steps, or 20 feet in vertical drop, whichever is less, and shall not exceed 50 square feet each.

## 6.5 CONFLICTING PROVISIONS

Wherever there is a conflict between RSA Chapter 483-B and these requirements, the more restrictive standard shall apply.

For the purpose of updating and clarifying Commercial Camps, Recreational Campgrounds, and Camping Parks.

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28. To **amend** the Subdivision Regulations

By **adding** above the Editor's Note the following text;

**TOWN OF BARRINGTON SUBDIVISION REGULATIONS**

**Adopted July 17, 1974, Amended March 9, 1983, Amended March 13, 1984, Amended February 5, 1987, Amended November 1988, Amended May 1991, Amended January 30, 2000, Amended July 2, 2002.**

**Existing Subdivision Regulations repealed June 23, 2005 when the new Subdivision Regulation was adopted.**

**Adopted June 23, 2005, Amended February 21, 2008, Amended October 6, 2011.**

For the purpose of clarifying a timeline of Adoption and Amendments to the Subdivision Regulations.

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29. To **amend** Planning Board Rules of Procedure Section 10 Records.

By **adding** paragraph 4, stating; All revisions and amendments to the Subdivision Regulations, Zoning Ordinance, and Site Plan Review Regulations are to be noted with date of amendment or revision next to the appropriate numbered hierarchical format.

For the purpose of dating amended and revised Articles, Section, and Paragraphs in the Subdivision Regulations, Zoning Ordinance, and Site Plan Review Regulations.

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ATTACHMENT # 1