



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

**TUESDAY FEBRUARY 14, 2012
6:30 p.m.**

MEETING MINUTES

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

ABSENT: Steven Oles, Alternate
Dave Vincent – Resigned
E. Lemos - Resigned

STAFF Constance Brawders, Town Planner
Greg Jones, Transcriptionist
Tom Abbott, Barrington Building Inspector

GUESTS: There were none

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 February 7, 2012 Public Hearing of the Barrington Planning Board to order at 6:30pm.

Chair J. Huckins delegated alternate member S. Jeffery for D. Vincent and J. Kessler for E. Lemos.

MINUTES REVIEW AND APPROVAL

Vice-Chair A. Kelley motioned to move the review and approval of minutes to the unfinished business portion of the agenda. J. Kessler seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

1. Approval of January 24, 2012 Public Hearing Meeting Minutes.

See unfinished business.

2. Approval of February 7, 2012 Public Hearing Meeting Minutes.

See unfinished business.

ACTION ITEMS

NON-ACTION ITEMS

3. Town Building Inspector Tom Abbott to meet for discussion of questions on Site Review

Barrington Building Inspector Tom Abbott approached the Board to begin a dialogue relative to the need for establishing a threshold for project's that should require full site plan review by the Board and project's which can be administered from the Code Enforcement office at Town Hall.

Currently, Site Plan Review Regulations Section 3.1.6 requires formal review by the Board for any man-made change to improved or un-improved real estate. Abbott stated that the purpose of the discussion is to identify the proper manner in which to act on certain projects, such as the installation of a small generator or demolition of a building, in order to avoid frustration to local owners and aid the Board in reviewing only those project's which require the Board's attention.

Chair J. Huckins informed the Board that Site Review Regulations Section 4.11.3(2) should be updated to coincide with recent changes to the Zoning Ordinance to increase the threshold for reviewable actions in the commercial district of Route 4, 125, 9, 126 and 202 from 150 feet to 500 feet of the centerline of the designated roadway corridor.

Huckins requested that Abbott supply the Board with a list of items to be considered for exemption to review under the site review process and provide suggestions and ideas to the Planning Board to improve the process and remediate any issues going forward.

The Board agreed that further regulatory amendments will be required to accomplish some of the above mentioned tasks.

REPORT FROM PLANNER

4. Reminder of Site Review Sign Regulations

Planner Brawders informed the Board that the Sign regulations have been corrected and re-posted on the town website.

5. Discussion of Memo from Chief Conway and Chief Walker on the Gas Station & Convenience Store

G. Calef recused from discussion.

Planner Brawders directed the Board to the February 9, 2012 letter from the Barrington Police Chief and Barrington Fire Chief expressing concern with potential traffic impacts to the intersection of Calef Highway (Route 125) and Franklin Pierce Highway (Route 9) as a result of the proposed tropic star development. Brawders informed the Board further that the transportation planners with the Strafford Regional Planning Commission will be holding a meeting with the New Hampshire Department of Environmental Services to discuss potential future alterations to the intersection. The Board asked that Planner Brawders submit the Police/Fire Department(s) letter to NHDOT and relay the Board's safety concerns relative to the project.

Planner Brawders stated that she will inform members of the meeting date to be determined.

6. Lighting Plan for Tropic Star/3Socios/Convenience Store and Gas Station (SR 10/410)

Planner Brawders informed the Board that the town's third party engineering consultant Dubois & King has indicated that the submitted lighting plan for the proposed gas station/convenience store has not been properly stamped. Dubois & King has however indicated the lighting plan to be complete.

7. Architectural Standard for Barrington Town Center

G. Calef returned to the discussion.

Planner Brawders directed the Board to the 2/14/2008 Architectural Standards for Barrington Town Center Document for review by the Board. Brawders stated that the document has been submitted to Dubois and King for review.

COMMUNICATIONS RECEIVED

There were no other communications at this time

REPORTS FROM OTHER COMMITTEES

J. Kessler respectfully exited the meeting.

Vice-Chair A. Kelley presented the Board with materials from the subcommittee for review.

Vice-Chair A. Kelley motioned to confirm previously adopted charges to the Committee and to modify those charges by the following:1) Any parts of previously adopted charges to the Committee which are contrary to the following are rescinded hereby; 2) the Committee membership shall not exceed 3 in number. The present membership consists of the Vice-Chair of the Planning Board, ex-officio serving as Committee Chair, Alan Kelley, with members M. Clark and A.M. Gaudiello; 3) The Committee shall be charged with the limited function to perform the drafting of documents as specifically directed by action of the Planning Board and as shall be consistent with RSA 91-A:2(1)(d), and when necessary the committee may perform document drafting by the broader provisions of RSA 91-A.;4)The Committee shall identify itself as it may but shall not modify its function as established by the full Board.; 5) The Committee shall meet at the call of the Chair. S. Jeffery seconded the motion which passed unanimously with a six (6), to zero (0) in favor.

Vice-Chair A. Kelley motioned to accept the docket list as presented, with the added task of cooperating with the Code Enforcement Office to address issues as they may arise being paramount, reserving the sole authority to add, delete or alter the list to the Planning Board. A. Gaudiello seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

A. Gaudiello presented the Board with four (4) documents for review titled "Certification of Regulation Adoption or Amendment by The Planning Board, Barrington NH". These documents list and certify the Board's recent amendments to Site Plan Review Regulations, Subdivision Regulations and the Board's Rules of Procedure. The amendments made to the Subdivision Regulations are contained in the November 3, 2011 and December 1, 2011 documents, the amendments made to the Site Plan Review Regulations and Rules of Procedure are both contained within separate documents dated November 3, 2011. These documents have been included at the end of these minutes as Attachments 1-4.

The Board empowered ex-officio M. Clark to bring the signed copies of the "Certification of Regulation Adoption or Amendment by The Planning Board, Barrington NH" documents to the Town Clerk for processing and copies are to be forwarded to the Planning Department for record.

A. Gaudiello stated that there are inconsistencies with the placement of "edit date indicator" notes needed to provide the date of amendment within the regulations. Gaudiello opined that the note should be placed at the end of the amendment in all of the Board's regulations for ease of reference. Chair J. Huckins requested that Gaudiello provide the Land Use Office with amended regulative documentation displaying the desired location of date indicator note.

G. Calef motioned that the Board place the "edit date indicator" note at the end of the section of regulation to which the amendment was made and carry this process into the future as a rule of procedure. Vice-Chair A. Kelley seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

UNFINISHED BUSINESS

1. Approval of January 24, 2012 Public Hearing Meeting Minutes.

Vice-Chair A. Kelley motioned to approve the January 24, 2012 Public Hearing Meeting Minutes as amended. A. Gaudiello seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

2. Approval of February 7, 2012 Public Hearing Meeting Minutes.

G. Calef motioned to approve the February 7, 2012 Public Hearing Minutes as amended. Vice-Chair A. Kelley seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

Planner Brawders presented a letter from the New Hampshire Department of Transportation dated February 9, 2012 requesting the Board's attendance at a meeting scheduled for Thursday, February 23, 2012 at 7:00 in the Early Childhood Learning Center. The Meeting is to gather public input concerning possible safety improvements to the US 202 and NH 9 intersection.

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

The next meeting of the Board is scheduled for 6:30 p.m. on Tuesday, February 14, 2012 at the Early Childhood Learning Center.

Vice-Chair A. Kelley motioned to adjourn the February 7, 2012 meeting of the Barrington Planning Board at 10:00 p.m. G. Calef seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

Respectfully submitted,

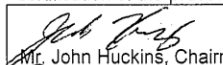
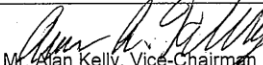
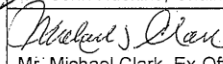
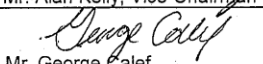
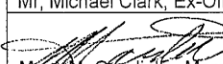
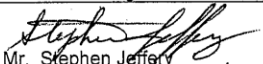
Gregory M. Jones
Transcriptionist

Certification of Regulation Adoption or Amendment
By
The Planning Board, Barrington, NH

Pursuant to New Hampshire RSA 675:6, Method of Adoption, and New Hampshire RSA 675:7, Requirement for Public Notice, the Barrington Planning Board hereby certifies the following list of amendments. The approval and adoption of these amendments is recorded in the proceedings of the Planning Board of November 3, 2011.

Table of Amendments Barrington Site Review Regulations Adopted 2005, Previously Amended February 21, 2008	
Article 1, Section 4, Subsection 2	Directs communication to the Board through the Town Planner.
Article 2, Section 5, Subsection 10, Paragraph 1	Deletes secretary's signature from the approval of plans.
Article 2, Section 5, Subsection 13	Revises the copies and forms of the copies of plans to be provided to obtain the Chairman's signature on approved plans.
Article 2, Section 6, Subsection 4, Paragraph 7	Revises the copies and forms of the copies of plans to be provided for distribution and retention for the Town's Records and requires the Chairman's signature on all such plans.
Article 6	This article is reformatted to conform to the guidelines in the Editor's Notes. There are no substantive changes.
Article 13, Definitions	Terms have been inserted:
Explicit titling is cited to unambiguously identify each item to be certified to the Town Clerk. A full explanation for each item is attached.	

Accordingly, the approving members, a majority of the Board, attach their signatures as certification of the preceding amendment citations.

 2-14-12 Mr. John Huckins, Chairman ... Dated	 2-14-12 Mr. Alan Kelly, Vice-Chairman Dated
 2/14/12 Mr. Michael Clark, Ex-Officio Dated	 2-14-12 Mr. George Calef Dated
 Mr. A.M. Gaudiello, Member Dated	Member.
Member	Ms. Jacqueline Kessler Dated Alternate Sitting for:
Mr. Steven Oles Dated Alternate Sitting for:	 2-14-12 Mr. Stephen Jeffery Dated Alternate Sitting for: Ed Lemos

RECEIVED FEB 15 2012 KijKel

Attachment #1

Attachment
Certification of Regulation Adoption or Amendment
Table of Amendments Barrington Site Review Regulations effective November 3, 2011

Text of the item amended is given as follows: Text to be deleted is given as [~~bracketed-strikethrough~~], Text to be inserted is given as **bolded-italic-underlined**. Text unaffected by the amendment is given in normal form. When a large amount of unchanged text remains in an amended item the whole of the item will not be given. An explanation of the amendment will be given in *italic text* and the amended portion of the text will be given as stated above.

1.4.2 Town's Representative

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

2.5.10 Board Action (Paragraph 1)

If the Board grants approval of an application as submitted, the plan shall be signed and dated by the Chairman [~~and Secretary~~] and the plan is made available for filing with the Planning Board and the Building Inspector may issue permits as appropriate

2.5.13 Board Signature

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~~ 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 [~~reproducible and three paper copies~~] signed and approved reproducible 11"x17", and PDF format on CD with supporting documents for Town records.

2.6.4 Hearing Process (Paragraph 7)

Signatures - 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. Provide an 11"x17" copy and PDF format on CD for the case file folder.

Article 6 has been reformatted without change to its language presentation. The hierarchical designators have been recast into a numeric form.

Article 13 Definitions has been expanded to include the following:

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 of the *Zoning Ordinance*, 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.



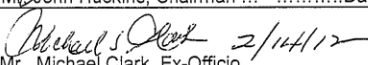
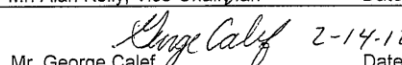
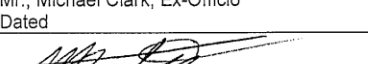

Temporary: A maximum number of days per calendar year anywhere in the Town of Barrington, as provided by Article 3.3.1 of the Barrington Zoning Ordinance.

Certification of Regulation Adoption or Amendment
By
The Planning Board, Barrington, NH

Pursuant to New Hampshire RSA 675:6, Method of Adoption, and New Hampshire RSA 675:7, Requirement for Public Notice, the Barrington Planning Board hereby certifies the following list of amendments. The approval and adoption of these amendments is recorded in the proceedings of the Planning Board of December 1, 2011.

Table of Amendments Barrington Subdivision Regulations Adopted 2005, Previously Amended February 21, 2008	
Article 9, Section 4, Paragraph 1	Strike unnecessary wording
Article 11, Section 3, Subsection 1, Paragraph 3	Replace Board with Planning Board's Agent
Article 11, Section 3, Subsection 1, Paragraph 3, Subparagraph b	Replace Board with Planning Board's Agent
Article 11, Section 3, Subsection 1, Paragraph 3, Subparagraph c	Replace Board with Planning Board's Agent
Article 11, Section 3, Subsection 2, Paragraph 1	Replace Board with Planning Board's Agent
Article 11, Section 3, Subsection 2, Paragraph 2	Replace Board with Planning Board's Agent
Article 11, Section 3, Subsection 2, Paragraph 4	Replace Board with Planning Board's Agent
Article 11, Section 3, Subsection 2, Paragraph 5	Replace Board with Planning Board's Agent
Article 11, Section 3, Subsection 3	Replace Board with Planning Board's Agent
Article 15, Section 1, Paragraph (3)	Insert advisory language to the Board of Selectmen regarding certain road acceptance.
Article 15, Section 8, Subsection 10, Paragraph (2)	Inserts Planning Board's Agent and Town Counsel in the approvals.
Explicit titling is cited to unambiguously identify each item to be certified to the Town Clerk. A full explanation for each item is attached.	

Accordingly, the approving members, a majority of the Board, attach their signatures as certification of the preceding amendment citations.

 Mr. John Huckins, Chairman ... Dated 2-14-12	 Mr. Alan Kelly, Vice-Chairman Dated 2-14-12
 Mr., Michael Clark, Ex-Officio Dated 2/14/12	 Mr. George Calef Dated 2-14-12
 Mr. R.M. Gaudiello, Member Dated	Member.
Member	Ms. Jacqueline Kessler Dated Alternate Sitting for:
Mr. Steven Oles Dated Alternate Sitting for:	 Mr. Stephen Jeffery Dated 2-14-12 Alternate Sitting for: Ed Lemos

RECEIVED FEB 15 2012 *Kj Keck*

Attachment
Certification of Regulation Adoption or Amendment
Table of Amendments Barring Subdivision Amendments effective November 3, 2011

Text of the item amended is given as follows: Text to be deleted is given as ~~bracketed-strikethrough~~; Text to be inserted is given as ***bolded-italic-underlined***. Text unaffected by the amendment is given in normal form. When a large amount of unchanged text remains in an amended item the whole of the item will not be given. An explanation of the amendment will be given in *italic text* and the amended portion of the text will be given as stated above.

9.4(1) SD Section 9.4 (Submitted Materials) Paragraph 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 ***new materials well be considered***.

11.3.1 (3) SD Subsection 11.3.1 ((Posting of Performance Guarantee) Paragraph (3)

Performance Guarantees must be presented in a written agreement with, and acceptable to the ~~Board~~ ***Planning Board's Agent and Town Counsel***. ~~The paragraph continues without change.~~

11.3.1 (3)(b) SD Subsection 11.3.1 ((Posting of Performance Guarantee) Paragraph (3), Subparagraph (b)

A bond issued by a guarantee company authorized to do business within the State of New Hampshire, in an amount and manner acceptable to the ~~Board~~ ***Planning Board's Agent***, after consultation and approval by Town Counsel.

11.3.1 (3)(c) SD Subsection 11.3.1 ((Posting of Performance Guarantee) Paragraph (3), Subparagraph (c)

A letter of credit in an amount and manner acceptable to the ~~Board~~ ***Planning Board's Agent*** after consultation and approval by Town Counsel.

11.3.2 (1) SD Subsection 11.3.2 (Release of Performance Guarantee) Paragraph (1)

11.3.2 (2) SD Subsection 11.3.2 (Release of Performance Guarantee) Paragraph (2)

11.3.2 (4) SD Subsection 11.3.2 (Release of Performance Guarantee) Paragraph (4)

11.3.2 (5) SD Subsection 11.3.2 (Release of Performance Guarantee) Paragraph (5)

*In the above ***Planning Board's Agent*** replaces ~~Board~~ throughout.*

11.3.3 SD Subsection 11.3.3 (Maintenance Bond)

For roads proposed to be accepted by the town, the ~~Board~~ ***Planning Board's Agent*** will not release the performance guarantee --- *the subsection continues without change.*

15.1(3) SD Section 15.1 (General Requirements) Paragraph (3)

Arrangement - 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 ***should*** be removed in its entirety ***by the applicant upon road acceptance by the Board of Selectmen***

Article 15, Section 8, Subsection 10, Paragraph (2)



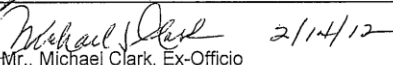
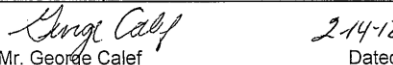
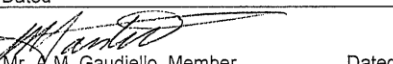

A utilized cost estimate shall be submitted for approval ***to the Planning Board's agent, and Town Counsel*** prior to the surety being accepted. The cost estimate shall include the costs of inspection and testing. Surety may be drawn down no more often than monthly. In no case shall the surety be drawn below ten percent until the completed road has successfully stood for one (1) year.

Certification of Regulation Adoption or Amendment
By
The Planning Board, Barrington, NH

Pursuant to New Hampshire RSA 675:6, Method of Adoption, and New Hampshire RSA 675:7, Requirement for Public Notice, the Barrington Planning Board hereby certifies the following list of amendments. The approval and adoption of these amendments is recorded in the proceedings of the Planning Board of November 3, 2011.

Table of Amendments Barrington Subdivision Regulations Adopted 2005, Previously Amended February 21, 2008	
Article 5, Section 2, Paragraph 1	Insert RSA to complete the Statute reference
Article 6, Section 1, Paragraph 1:	Precluding the use of engineered drawings at conceptual review
Article 7, Section .3, Paragraph 1	Insert RSA reference and deleted unnecessary wording
Article 9, Section 1	Insert-RSA reference
Article 9, Section 4, Paragraph 1	Strike unnecessary wording
Article 11, Section 2, Paragraph 2	Insert RSA reference
Article 11, Section 2, Paragraph 4	Insert correct Waiver reference
Article 11, Section 8	Insert Monumentation spacing intervals.
Article 12, Section 4, Paragraph 1	Insert RSA reference, correct timing reference. Non-substantive wording revision.
Article 12, Section 5, Paragraph 1	Insert RSA reference, Non-substantive wording revision.
Article 12, Section 5, Paragraph 3	Correct timing reference
Article 13, Section 1	Expand purpose statement.
Article 14, Section 2, Subsection 4	Delete outdated wording.
Article 14, Section 11	Delete outdated wording.
Article 15, Table 1	Row Heading Driveways: Correct reference Row Heading Type of Curb: Correct reference
Article 15, Figure 4A	Delete Caption under last figure in column of figures headed Driveways
Article 15, Section 3, Subsection 2, Paragraph (6)	Correct wording.
Explicit titling is cited to unambiguously identify each item to be certified to the Town Clerk. A full explanation for each item is attached.	

Accordingly, the approving members, a majority of the Board, attach their signatures as certification of the preceding amendment citations.

 Mr. John Huckins, Chairman ... Dated 2-14-12	 Mr. Alan Kelly, Vice-Chairman Dated 2-14-12
 Mr., Michael Clark, Ex-Officio Dated 2/14/12	 Mr. George Calef Dated 2-14-12
 Mr. A.M. Gaudiello, Member Dated	Member.
Member	Ms. Jacqueline Kessler Dated Alternate Sitting for:
Mr. Steven Oles Dated Alternate Sitting for:	 Mr. Stephen Jeffery Dated 2-14-12 Alternate Sitting for: Ed Lemos

RECEIVED FEB 15 2012 *Ky Keel*

Certification of Amendments - Subdivision Nov 3, 2011

Page 1 of 3

Attachment 3

Attachment
Certification of Regulation Adoption or Amendment
Table of Amendments Barring Subdivision Amendments effective November 3, 2011

Text of the item amended is given as follows: Text to be deleted is given as [bracketed-strikethrough]; Text to be inserted is given as ***bolded-italic-underlined***. Text unaffected by the amendment is given in normal form. When a large amount of unchanged text remains in an amended item the whole of the item will not be given. An explanation of the amendment will be given in *italic text* and the amended portion of the text will be given as stated above.

5.5(2) SD Paragraph 5.5 (General Application Process) Paragraph (2)

In the last sentence Inset RSA: "--- proposed development. In accordance with RSA 676:4(l)(c)(1) the Board---"

6.1.1 SD Section 6.1 (Preliminary Application Review) Paragraph (1)

*A sentence is added to the paragraph as follows: "**No engineered plans may be considered without prior abutter notification.**"*

7.3(1) SD Section 7.3 (Application For Subdivision Review) Paragraph (1)

***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.*

9.1 SD Section 9.1 (Timeframe for Decision)

*The amendment inserts "**Pursuant to RSA 676:4, I(C)(1)**" at the beginning of Section 9.1 leaving the balance of the text of that section unchanged.*

9.4(1) SD Paragraph 9.4 (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.

11.2(2) SD Paragraph 11.2 (2) (Satisfaction of the Conditions for Approval)

***Pursuant to RSA 676:4, I(f)** 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:*

11.2(4) SD Paragraph 11.2 (4) (Final Approval or Approval Subject to Conditions Subsequent.

The amendment replaces the internal reference [43-4] with 11.1.

11.8 SD Section 11.8 (Monumentation)

*Insert the sentence "**Monuments for the lot being developed shall be placed not more than 300 feet apart in any straight line.**" before the last sentence of the of the Section. No other changes in the Section.*

12.4 SD Section 12.4 (Filing and Submission of Concurrent Application) Paragraph (1)

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 scheduled]~~ the public meeting of the Board **at which the application will be heard.

12.5(1) SD Section 12.5 (Action on Completed Concurrent Application) Paragraph (1)

***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]~~. *(Balance of text of this section unchanged)**

12.5(3) SD Section 12.5 (Action on Completed Concurrent Application) Paragraph (3)
 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.

**13.1 SD Section 13.1 (Authority and Purpose) **
Append the following to Section 1: Since the primary purpose of the Conservation Subdivision is the protection and preservation of the town's natural resources (as itemized below), the initial and most important step to 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

14.2.3 SD Subsection 14.2.3 (Backlots Permitted)
 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 conventional subdivision, subject to the following provisions.

14.11 SD Section 14.11 (Topsoil)
 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.]~~

SD 15 Table 1 (Road Design Standards)
The amended portion of Table 1 is given below.

Driveway	See Section	[15.4]	15.3	and Figure 4A
Type of Curb	See Subsection	[15.9-10]	15.8.8	

SD 15 Figure 4A (Road Design Standards and Guidelines)
In the graphic representation in this figure under the heading Driveways; the caption below the last graphic in the column titled COMMON DRIVEWAYS is deleted.

15.3.1(4) SD Subsection 15.3.1 (Number of access points to Roads) Paragraph 4
 Delete an extra period in the text following the second sentence in the paragraph.

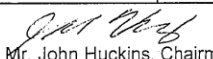
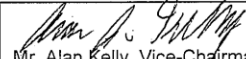
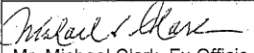
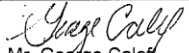

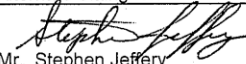
15.3.2(6) SD Paragraph 15.3.2 (6) Aprons
 Unpaved driveways will require paved aprons with a minimum ~~[dept]~~ **distance** of 16 feet from the edge of roadway pavement.


Certification of Regulation, Adoption or Amendment
By
The Planning Board, Barrington, NH

Pursuant to New Hampshire RSA 675:6, Method of Adoption, and New Hampshire RSA 675:7, Requirement for Public Notice, the Barrington Planning Board hereby certifies the following list of amendments. The approval and adoption of these amendments is recorded in the proceedings of the Planning Board of November 3, 2011. The full text of the cited amendments is attached.

Table of Amendments Barrington Planning Board Rules of Procedure Adopted August 2011	
Article IV, Paragraph 1	Changes meeting day to Tuesday.
Article X, Paragraph 4	Text location of Edit Indicators for all amendments or revisions in Subdivision, Site Review, and Zoning Ordinance.
Explicit titling is cited to unambiguously identify each item to be certified to the Town Clerk. A full explanation for each item is attached.	

Accordingly, the approving members, a majority of the Board, attach their signatures as certification of the preceding amendment citations.

 Mr. John Huckins, Chairman ... Dated 2-14-12	 Mr. Alan Kelly, Vice-Chairman Dated 2-14-12
 Mr. Michael Clark, Ex-Officio Dated 2/14/12	 Mr. George Calef Dated 2-14-12
 Mr. A.M. Gaudiello, Member Dated	Member.
Member	Ms. Jacqueline Kessler Dated Alternate Sitting for:
Mr. Steven Oles Dated Alternate Sitting for:	 Mr. Stephen Jeffery Dated 2-14-12 Alternate Sitting for: Ed Lamo

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Attachment
Certification of Regulation Adoption or Amendment
Table of Amendments Barrington Planning Board Rules of Procedure effective November 3, 2011

Text of the item amended is given as follows: Text to be deleted is given as [bracketed-strikethrough], Text to be inserted is given as ***bolded-italic-underlined***. Text unaffected by the amendment is given in normal form. When a large amount of unchanged text remains in an amended item the whole of the item will not be given. An explanation of the amendment will be given in *italic text* and the amended portion of the text will be given as stated above.

This is a full deletion of the previous text of RoP Paragraph IV(1) to be replaced by the following:

Article IV (1): Effective January 2012 regular meetings shall be held at least monthly at the Town Offices at 6:30 PM on the First Tuesday of each month, or with proper notice of date and time at a place designated by the Chair.

To amend Article X, Records by adding a paragraph (4):

Article X, Paragraph 4: All revisions and amendments to the Subdivision regulations, Zoning Ordinance, and Site Review Regulations are to be noted with date of amendment or revision next to the appropriate numbered hierarchical format.

Attachment 4