



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

**TUESDAY FEBRUARY 21, 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
- ABSENT:** Steven Oles, Alternate  
Jackie Kessler, Alternate  
Dave Vincent – Resigned  
E. Lemos - Resigned
- STAFF** Constance Brawders, Town Planner  
Greg Jones, Transcriptionist
- GUESTS:** Michael Sievert, P.E., MJS Engineering; 5 Railroad Street Newmarket,  
NH 03857  
Barry Gier, Jones & Beach Engineers, Inc., 85 Portsmouth Avenue,  
Stratham, NH 03885

**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 21, 2012 Public Hearing of the Barrington Planning Board to order at 6:30pm.

Chair J. Huckins delegated alternate member S. Jeffery 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. Ex-officio M. Clark seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.**

### **1. Approval of February 14, 2012 Public Hearing Meeting Minutes.**

See unfinished business.

## **ACTION ITEMS**

- 2. SR12/406 (Midpoint Properties, LLC)** Request by applicant for a Conditional Use Permit and to construct a warehouse and office addition on a 4.77 acre site located at 219 Old Concord Turnpike (Map 270, Lot 49) in the Regional Commercial (RC) Zoning District. Applicant: Michael J. Sievert P.E., MJS Engineering, P.C.; 5 Railroad Street, Newmarket, NH 03857

Planner Brawdars informed the Board that the applicant has submitted revised plans for review by the town's third party engineer, Dubois & King (100 Perimeter Road Nashua, NH 03063). Brawdars stated that the materials have been submitted to Dubois & King and review comments will be available for the Board's March 6, 2012 Public Hearing.

Brawdars directed the Board to the Routing Sheet comments from staff. Both the Police Department and Road Agent had no concerns. The Building Inspector indicated that the building may require a fire sprinkler based on the area and occupancy of the building as proposed. He also noted the need for accessible parking and accessible parking routes to comply with N.H. Building Code as amended by the State Building Code Review Board.

The Board had no additional comments on this application. The application will be heard at the March 6, 2012 Public Hearing.

- 3. 12/619 (The Oaks on 4)** Request by applicant to present a proposal for a four lot Subdivision, Three of the lots will be residential and the fourth lot will be mixed use on a 16 acre site located At 172 Old Concord Turnpike (Map 270, Lot 66) in the Regional Commercial (RC) Zoning District. Applicant: Jason B. Pohopek, Pohopek Land Surveying & Septic System Design, LLC; 42 Flagg Road, Rochester, NH 03839

Ex-officio M. Clark informed the Board that though the Board of Selectmen and Fire Department feel that proposing the project with one curb cut as opposed to three separate driveways is preferred; doing so would not preclude the need for compliance with the town's roadway construction standards. Chair J. Huckins stated that third party review would be part of the road construction portion of the application should the single access way option be pursued.

Chair J. Huckins stated that the Board should not allow waiver of road construction standards and that all standard review procedures would be required if the application goes forward with a proposed single entrance. Planner Brawdars is to inform the applicant of the Board's position.

The Board had no additional comments on this application. The application will be heard at the March 6, 2012 Public Hearing.

4. **SR12/410 (The Three Socios, LLC)** Request by applicant to construct a 5,000 s.f. convenience store/gas station on a 1.84 acre site located at 491 Calef Highway (Map 238, Lot 4) in the Town Center (TC) and Stratified Drift Aquifer (SDA) Overlay Zoning Districts. Applicant: The Three Socios, LLC; 321 Lafayette Road; Unit D; Hampton, NH 03842

G. Calef recused from discussion.

Planner Brawdars informed the Board that all materials have been forwarded to the town's third party engineering consultant Dubois & King (100 Perimeter Road Nashua, NH 03063). The Board is awaiting review comments.

The Board had no additional comments on this application. The application will be heard at the March 6, 2012 Public Hearing.

5. **SR11/399 (Glass Lane Biznis Store)** Request by applicant to construct a three-tenant office building on a 2.9 acre 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  
*Request by applicant for continuance to the March 6, 2012 meeting of the Board*

G. Calef returned to the discussion.

Planner Brawdars informed the Board that there had been no new information submitted for this project.

The Board requested that Planner Brawdars contact the applicant to inform of the Board's interest in learning the reason for the request for continuances.

6. **12/620 (The Homestead Subdivision Gerrior Lane)** Request by applicant for preliminary discussion to amend the phase 2 subdivision design that includes 4,200' +/- of roadway with 22 single family lots and reduce the roadway to 3,000' +/- and 18 lots located in the General Residential (GR) Zoning District. Applicant: Michael Sievert, P.E., MJS Engineering PC; 5 Railroad Street; Newmarket, NH 03839.

Michael Sievert (MJS Engineering; 5 Railroad Street Newmarket, NH 03857) approached the Board to informally discuss a potential amendment to the phase 2 portion of The Homestead Subdivision design at Gerrior Lane. The existing approved plan, which consisted of 4,200 linear feet of roadway and 22 single family lots, would reduce the roadway to 3,000 linear feet of roadway and 18 lots. The amended plan would propose to pave the existing gravel private roadway to maintain year-round emergency access and provide a loop configuration. In addition, Sievert stated that there is potential for the existing open space to increase in size.

The Board advised that the project's drainage analysis will likely require third party review by the town's engineering consultant and asked that he contact the Fire Department and Road agent regarding the plans for the roadways.

## **REPORT FROM PLANNER**

### 7. Board Member Appointments for 2012-2013

Planner Brawders reminded the Board of the 2012-2013 Board Member Appointments.

Planner Brawders supplied the Board with copies of the Department of Environmental Services Permitting Matrix for review and reference. Brawders also supplied the Board with copies of the American Planning Association's definition for setback for use by the Subcommittee.

## **COMMUNICATIONS RECEIVED**

There were no other communications at this time

## **REPORTS FROM OTHER COMMITTEES**

Vice-Chair A. Kelley supplied the Board with the Subcommittee's "Cue List" for review and discussion. The "Cue List" is a log of identified actions to be considered by the Board (Included as Attachment #1).

**A. Gaudiello motioned to accept the items as presented on the Cue List. 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 February 14, 2012 Public Hearing Meeting Minutes.

**Vice-Chair A. Kelley motioned to table the Public Hearing Minutes to the March 6, 2012 meeting of the Board. Ex-officio M. Clark 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**

There was no other business to be considered at this time.

## **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, March 6, 2012 at the Early Childhood Learning Center.

**A. Gaudiello motioned to adjourn the February 21, 2012 meeting of the Barrington Planning Board at 10:00 p.m. Vice-Chair A. Kelley seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.**

Respectfully submitted,

Gregory M. Jones  
Transcriptionist

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SR 4.11.3(2)	<p><b>SR 4.11.3(2)</b> Exterior actions within <del>{150}</del> <b>500</b> feet of the centerline of Routes 4, 9, 125, 126 and 202 - Any construction, alteration, demolition or removal that affects the architectural appearance of a building or site shall be subject to design review by the Planning Board provided that the site is on or within <del>{150}</del> <b>500</b> of the centerline of the roadway corridors listed above, as measured from the centerline of the public right-of-way.</p> <p>See Ref. ZO Table 1 Note 8, and,  <b>ZO 3.3.5 Regional Commercial District 1)</b> No residential structures are permitted within five hundred (500) feet of the centerline of Route 125 and Route 4 for properties located in the RC District.</p>
RP X(4)	<p>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 <del>[next to the appropriate numbered hierarchical format]</del> at <b><u>the end of the item amended.</u></b> (Nov 3, 2011) - (newly amended mm/dd/yyyy)</p>
Zo Definitions	<p>Setback "---the furthest projection of a principal structure and the property line---"</p>

**Attachment #1**