



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

**TUESDAY MARCH 20, 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
- STAFF** Constance Brawders, Town Planner
Tom Abbott, Town Building Inspector/Code Enforcement Officer
Greg Jones, Transcriptionist
- GUESTS:** Jason B. Pohopek; Pohopek Land Surveying & Septic System Design, LLC;
42 Flagg Road, Rochester, NH 03839
Michael J. Sievert, P.E., MJS Engineering, P.C.; 5 Railroad Street,
Newmarket, NH 03857
Karen Towne; 163 Estes Road, Rochester, NH 03868
Mathew Towne; 163 Estes Road, Rochester, NH 03868
Kurt Bertram; Barrington
Mike Garrepy; Rollinsford, NH 03869
J. Daniel Tate; Stantec Consulting Services; 5 Dartmouth Drive,
Auburn NH, 03032
John Mello; Barrington
Dale Fallon; Barrington

**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 March 20, 2012 Public Hearing of the Barrington Planning Board to order at 6:30pm.

Chair J. Huckins delegated alternate member S. Jeffery as the sixth Planning Board member

MINUTES REVIEW AND APPROVAL

Vice-Chair A. Kelley motioned to move the review and approval of minutes to the unfinished business portion of the Board's next meeting agenda. G. Calef seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

1. Approval of March 6, 2012 Public Hearing Meeting Minutes.

See unfinished business.

ACTION ITEMS

2. Planning Board to review and recommend by vote to the Board of Selectmen the sale of Clark Goodwill land located at Tax Map 234/Lot 1 at Route 9 in Barrington to Virtuous Realty/Turbo Cam

Chair J. Huckins reminded the Board that a request for the Planning Board's recommendation regarding the sale of the town owned land known as the Clark-Goodwill property (Map 234/Lot 1) to Turbocam International was made by the Town Administrator and Board of Selectmen. A letter from the Conservation Commission dated March 19, 2012 was submitted to inform the Board of Selectmen to the Commission has no issue with this proposal.

G. Calef motioned to submit a favorable recommendation for the sale of the town owned land known as the Clark-Goodwill property (Map 234/Lot 1) to Turbocam International. A. Gaudiello seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

3. Tom Abbott, Town of Barrington Building Inspector and Code Enforcement Office to discuss As-built plans and plan notes

Barrington Building Inspector/Code Enforcement Officer approached the Board to discuss the proper circumstances for which he feels as-built plans would be required. Abbott stated that it's the planning Board's authority to decide how to proceed with site plans but opined that for his purposes the following circumstances would require as-built plans:

- Subdivisions where infrastructure has been altered; especially if an associated roadway is town owned or may be in the future;
- Site Plans; for site documentation purposes where legal issues may exist.

4. SR12/406 (Midpoint Properties, LLC) Request by applicant for a Conditional Use Permit and to construct a warehouse and office addition within a wetland buffer 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 0385

Michael Sievert (MJS Engineering, P.C.; 5 Railroad Street, Newmarket, NH 03857) approached the Board relative to a request for Conditional Use Permit and to construct a warehouse and office addition on a site located at 219 Old Concord Turnpike.

Sievert stated that the outstanding items identified in the Technical Review letters dated February 22, 2012 and the March 12, 2012 have been addressed and/or responded to within his March 15, 2012 response letter (all materials available at the Land Use Office).

Sievert stated that a cistern has been added to the plans and bonding agreement will be made with the Fire Department, bollards have been added for protection of on-site propane tank, the site's entranceway has been widened, wetland scientist stamp will be added to the final plan set and an application for waiver of Site Review Regulations Section 4.9.11(1) has been submitted for review. Sievert informed the Board that a permit from the New Hampshire Department of Transportation is pending.

A. Gaudiello motioned to grant the applicant's Request for Waiver of Site Review Regulations Section 4.9.11(1) as presented in order to better protect proximate wetlands. G. Calef seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

J. Mello approached the Board and stated that a nuisance light on the subject property which floods onto his neighboring property has not yet been addressed. Planner Brawdors informed the Board that pursuant to Site Review Regulations Section 4.12.2(5), all non-essential lighting is required to be turned off. The Board and applicant agreed that turning the nuisance light off during non-business hours would be an adequate solution and is a requirement of Site Review. Chair J. Huckins advised J. Mello to contact the Code Enforcement Officer should the issue persist.

Vice-Chair A. Kelley motioned to approve the application upon completion of the following conditions; 1) a driveway permit is received from NHDOT; 2) a Certified New Hampshire Wetland Scientist stamps the final plan set; 3) a Bonding agreement for fire protection with the Fire Department is completed; 4) a note for waiver of Site Review Regulations Section 4.9.11(1) is added to the final plan set. A. Gaudiello seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

A. Gaudiello moved that once the conditions of approval have been met, and the applicant has submitted his letter of compliance to the Land Use Office, the Chair is empowered to sign the final plan set and the applicant will not require further review by the Board. G. Calef seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

5. **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 Brawdors informed the Board that the applicant has requested a continuance to the Board's April 5, 2012 Public Hearing.

Vice-Chair A. Kelley motioned to grant the applicant's request for continuance to the Board's April 5, 2012 Public Hearing. A. Gaudiello seconded the motion which passed unanimously with a vote of five (5), to zero (0) in favor.

REVIEW OF PLANS

G. Calef returned to the discussion.

6. **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

Planner Brawdgers reminded the Board that a plan review was completed on this project while at the conceptual design stages of the planning process. Brawdgers supplied the Board with the applicant's February 28, 2012 revised site plan, drainage analysis, and sign application for review in preparation for the Board's April 5, 2012 Public Hearing.

Upon review of the February 28, 2012 revised materials the Board agreed that the following items are needed before the plan is approvable.

- Elevation Drawings for the proposed building must be submitted for review
- Lighting Plan must be submitted for review
- An opinion from NHDOT must be sought to confirm that the project will have no adverse impact on traffic. Upon receipt of this opinion, a note stating such must be added to the plan
- A third party review of the drainage plan will likely be required
- The final plan must be stamped by a Certified NH Wetland Scientist Stamp
- NH State Subdivision number must be added to the final plan
- NH State Septic Design Approval number must be added to the plan

The Board reviewed the applicant's submitted Request for Waiver of the required Road Maintenance Agreement between the residents of Glass Lane and Two Mile Road. After some discussion, the Board determined that the Request for Waiver was not required as the applicant does not have the authority to force neighbors into an after-the-fact road maintenance agreement.

7. **SR12/411 (Mathew & Karen Towne)** Request by applicant to change permitted driveway to proposed location at the end of the cul-de-sac located at 36 Stillwater way (Map 105, Lot 17) in the General Residential District. Applicant: Mathew & Karen Towne; 163 Estes Road; Rochester, NH 03867.

Planner Brawdgers directed the Board to the applicant's submitted materials for a request to change the location of a driveway at the end of a cul-de-sac at 36 Stillwater Way. The access for this driveway is from a shared driveway which was required as a condition of the original subdivision approval. Currently, the landowners utilize a temporary access way which they are seeking to designate as the lots permanent driveway.

The Board asked that the Planner contact Town Legal Counsel to seek advice regarding the proper manner in which to proceed with this request to meet all statutory requirements.

8. **LL12/238 (Lenzi Family)** Request by Applicant to adjust the boundaries of three existing lots of

record located on Young Road and Lenzi Point Road (Map 155, Lot 32, 33, 34 (in the General Residential (GR) Zoning District. Applicant: Brian Lenzi; 155 Young Road; Barrington, NH 03825.

S. Jeffery recused from discussion.

Planner Brawders informed the Board that the applicant has received Variances from the Zoning Board of Adjustment in order to access lots 33 & 34 from Lenzi Point Road and to make lots 33 & 34 smaller than permitted.

Planner Brawders directed the Board to the applicant's newly submitted materials. After a review of the submitted materials for the lot line adjustment, the Board agreed that the following items will be required before the plan is approvable:

- Lot 35 must be identified on the final plan set
- Deed must be provided
- Easement language for the shared driveway and well radius will require review by Town Counsel
- The town will seek re-imbursement for third party review services of this application
- The Plan must be updated to reference the 2005 FEMA flood maps
- The road names within the plans locus map are out of date and should be revised to reflect current nomenclature
- A waiver for the required 2 foot contours must be submitted with the final plan set

REPORT FROM PLANNER

9. Board Member Appointments for 2012-2013

Planner Brawders supplied the Board with a formal application for appointment to the Board of Selectmen by alternate member J. Kessler.

Chair J. Huckins reminded the Board that at the Meeting of March 6, 2012 the Board agreed to recommend Jason Pohopek, Stephen Jeffery and Steve Oles for full member appointment.

A. Gaudiello motioned to table Item #9 to a later meeting of the Board and rescind any previous motions by the Board for member appointment. Vice-Chair A. Kelley seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

10. Discussions on temporary admit staff to retype and reformat Zoning Ordinance, Site Plan and Subdivision Regulations

Planner Brawders reminded the Board of a packet which was previously submitted containing all of the potential consultants for this project and noted that a number of consultants were not able to attend the evenings meeting.

Brawders introduced two potential consultants who attended the meeting in person to discuss the project; Dan Tatem (Stantec Consulting Services 5 Dartmouth Drive, Auburn, NH 03032) and Mike Gerrepy (Gerrepy Planning Consultants, Rollinsford, NH 03869).

D. Tatem addressed the Board representing Stantec Consulting Services. Tatem outlined the professional services that his company can offer to the Board at an estimated cost of \$4,100.00:

- Reformat/re-work Site Review Regulations, Subdivision Regulations and Zoning Ordinance into one common platform (Microsoft Word)
- Compile Site Review Regulations and Subdivision Regulations into one consistent document
- Identify conflicts from an engineering viewpoint between the living documents and craft/address solutions with the Board
- Create a checklist and generate digital documents

M. Gerrepy addressed the Board representing Gerrepy Planning Consultants (Rollinsford, NH 03869). An estimate for services has not yet been provided. Gerrepy outlined the professional services that his company can offer to the Board:

- Reformat/re-work Site Review Regulations, Subdivision Regulations and Zoning Ordinance
- Complete a full Zoning Audit to identify conflicts within the regulations

Gerrepy opined that the Board should come to terms with what it wants for services in order to give potential consultants a better understanding of what is to be expected for deliverables.

The Board agreed that further discussion for this project is needed in order to identify exactly what the Board will need to accomplish to meet its current goals for these living documents.

COMMUNICATIONS RECEIVED

There were no other communications at this time

REPORTS FROM OTHER COMMITTEES

There were no reports from other committees at this time.

UNFINISHED BUSINESS

A. Approval of March 6, 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. A. Gaudiello 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

G. Calef recused from discussion.

A discussion ensued regarding SR12/410 (The Three Socios, LLC), the convenience store/gas station proposed to be located at 491 Calef Highway, and the clarification of previous actions by the Board on the application. The Board has made no previous action on this application.

A. Gaudiello motioned to empower the Planner to contact NH DOT to inform them that there have been no waivers granted for this application, it has not been accepted as

substantially complete, and the Planning Board awaits further correspondence regarding current plans for the intersection. Vice Chair A. Kelley seconded the motion which passed with a vote of five (5), to zero (0) in favor.

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

G. Calef returned to the discussion.

The next meeting of the Board is scheduled for 6:30 p.m. on Tuesday, March 27, 2012 at the Early Childhood Learning Center.

A. Gaudiello motioned to adjourn the March 20, 2012 meeting of the Barrington Planning Board at 11:30 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