



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

**TUESDAY APRIL 17, 2012
6:30p.m.**

MEETING MINUTES

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

ABSENT: None

STAFF John Scruton, Town Manager

GUESTS: Richard Georgantas; Liberty International Trucks of NH, LLC; 1400 South Willow Street; Manchester, NH 03102
Sandy Tremblay; Barrington
Cindy Bent; 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 April 17, 2012 Public Hearing of the Barrington Planning Board to order at 6:30pm.

Chair J. Huckins delegated alternate member S. Jeffery and S. Oles as the sixth and seventh Planning Board members.

MINUTES REVIEW AND APPROVAL

1. Approval of April 10, 2012 Meeting Minutes

Vice-Chair A. Kelley made a motion to approve the April 10, 2012 Meeting Minutes as amended. G. Calef seconded the motion which passed unanimously with a vote of six (6), to zero (0) against with one (1) abstention.

NON ACTION ITEMS

2. Preliminary Discussion SR12/415 (Liberty International Trucks of NH, LLC) Waiver Request for demolition and backfill of an existing house on an 8.29-acre site, located at the 134 Pierce Road (Map 263, Lot 18) in the Regional Commercial (RC) & Stratified Drift Aquifer Overlay (SDA) Zoning Districts. Applicant: Richard Georgantas; Liberty International Trucks of NH, LLC; 1400 South Willow Street; Manchester, NH 03102

Richard Georgantas approached the Board to discuss the potential need for waiver from Site Review Regulations in order to complete the demolition of an existing house at 134 Pierce Road. Georgantas stated that there will be no development of the site as the land is un-buildable and all Hazardous Material has been removed from the site.

Town Administrator J. Scruton informed the Board that pursuant to Site Review Regulations Section 4.11.3(2), Reviewable Actions, and the Barrington Zoning Ordinance definition for Development, the Code Enforcement Officer feels this project falls under Planning Board jurisdiction.

Chair J. Huckins advised the applicant to submit a Request for Waiver of Site Review Regulations Sections 4.11.3(2) and include a justification list for review at the Board's May 1, 2012 Public Hearing. The Board agreed.

3. Preliminary Discussion (T & T Motors) Request by applicant to meet with Planning Board for Initial inquiry on case submittal for new lighting plan, on a 4.22-acre site, located at 262 Calef Hwy (Map 223/Lot 2) in the Regional Commercial (RC) and Stratified Drift Aquifer Overlay (SDA) Zoning Districts. Applicant: Tony Smith; T & T Motors; 262 Calef Hwy; Barrington, NH 03825

Chair J. Huckins informed the Board that the applicant will not be able to attend the meeting.

4. Preliminary Discussion (Profile Goldens/Golden Retriever Rescue Sanctuary) Request by applicant to construct and addition to the existing structure and possible back-lot subdivision on a 26.29 acre site, located at 114 Dry Hill Road (Map 201/Lot 16) in the General Residential (GR) Zoning District. Applicants: Sandy Tremblay & Cindy Bent; 114 Dry Hill Road; Barrington, NH 03825

Cindy Bent approached the Board to discuss the possibility of creating a backlot subdivision to house the Golden Retriever Senior Rescue Sanctuary and constructing a 700 square foot indoor canine daycare addition to an existing structure at 114 Dry Hill Road.

Chair J. Huckins informed the applicant that the property does not qualify for backlot subdivision as the principal property does not have road frontage on at least a Class V roadway.

The Board agreed that the project will likely require Site plan Review as this will be considered a commercial use. All requirements for Site Review apply, however the Board advised that certain Requests for Waiver may be warranted.

Town Administrator J. Scruton offered to assist the applicant with the process and seek advice from Town Counsel as to legal requirements associated with this request.

A. Gaudiello made a motion to suspend regular order of agenda and review Item #9. Vice-Chair A. Kelley seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

5. Discussion of Architectural Standards for Barrington Town Center.

Town Administrator J. Scruton informed the Board that the Town Architectural Standards were approved at the Board's March 13, 2008 Public Hearing. The Board agreed that the standards are jurisdictional in the Town Center (TC) Zoning District.

G. Calef recused from discussion.

Chair J. Huckins informed the Board that he has informed the applicant for the convenience store/gas station (SR12/410 The Three Socios, LLC) of these standards and advised him to visit the Land Use Office.

G. Calef returned to the discussion.

The Board agreed that a copy of the Architectural Standards must be sent to the Town's Engineering Consultant for review. Chair J. Huckins urged all members to review the standards.

6. Discussion of Economic Development.

Chair J. Huckins reminded the Board of its previous deliberations regarding the potential for forming an economic development committee. After some discussion, the members agreed that the Board of Selectmen should be included in the decision process. The item is to be placed on the agenda for an upcoming joint Planning Board/Board of Selectmen meeting.

REVIEW OF PLANS

7. SR12/412 (Applewood Family Dentistry) Request by applicant for Change of Use from Business and Professional Office to Medical/Dental Clinic, and Sign Permit application, on a 1.22 acre site located at 5 Commercial Way (Map 251/Lot 72) in the Regional Commercial (RC) and Stratified Drift Aquifer (SDA) Zoning Districts. Applicant: Brent Casper, DDS; P.O. Box 400; Barrington, NH 03825.

The Board agreed that the following information is required for this application as stated at the Board's April 10, 2012 meeting.

- Material Safety Data Sheets must be submitted to the Barrington Fire Department documenting all potential hazardous materials and storage locations on-site
- On-site lighting must be consistent with town lighting standards to ensure safety of parking areas and access ways servicing the building
- On-site parking must be consistent with town parking requirements

The Board had no further comments at this time.

8. SR12/413 (Dante's/Adagio) Request by applicant to change existing sign and location of sign at Dante's, on a 4.051 acre site, located at 567 Calef Hwy (Map 238, Lot 42) in the Town Center (TC) & Stratified Drift Aquifer (SDA) Zoning Districts.

Upon review of the applicant's Project Application and Sign Permit Application materials it was clear that the Zoning District in which this project is located must be verified.

The Board agreed that the project will likely require conformance with sign standards set forth for the Regional Commercial District pursuant to Site Review Regulations Article 5, Sign Regulations. However, the possibility of the project being located within the Town Center (TC) Zoning District exists. The Board agreed that:

- The project location must be verified
- The Request for Waiver must be submitted with a Justification sheet stating the reasons for the request
- Project materials should be revised as minor mistakes exist

The Board identified an apparent omission in Table 8 – Sign Performance Standards by District and Type. The question of whether or not the Town Center (TC) Zoning District warrants inclusion in said table was raised. The Board agreed that the Subcommittee should add the issue to the queue for later update.

9. SR12/414 (Elizabeth & John McMaster) Request by applicant for a special use permit for a proposed driveway in the buffer zone on a 20.26 acre site, located on Merry Hill Road (Map 257 Lot 3.1) in the General Residential (GR) Zoning District. Applicant: Chris Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825.

S. Jeffery recused from discussion.

Chair J. Huckins delegated J. Kessler for S. Jeffery.

Chair J. Huckins directed the Board to the Elizabeth & John McMaster Special Use Permit Application to construct a proposed driveway in the buffer zone at their property on Merry Hill Road. The Board agreed that the applicant must satisfy the standards set forth in Zoning Ordinance Section 9.6. The application is scheduled to be heard at the Board's May 1, 2012 Public Hearing.

Ex-officio M. Clark inquired as to how the existing structure, which was recently installed, is located in a manner which makes it impossible to successfully meet the town's wetland buffer requirements. The Board agreed that the issue should be addressed to avoid re-occurrence.

REPORT FROM PLANNER

Town Administrator J. Scruton informed the Board that Wendy Huff has commenced work on the project to retype and reformat the Zoning Ordinance, Site Review and Subdivision Regulations. Scruton reminded the Board that the intent is to create digital files using Microsoft Word 2010 which can be uploaded to the Town website.

COMMUNICATIONS RECEIVED

10. SR 10/380 (White Tail Condominiums) – Discussion of changes to final plan approval.

Chair J. Huckins informed the Board that the applicant submitted a letter to the Land Use Office dated March 2, 2012. The letter stated that the Condominium Association Documents and plans had been revised; computation page had been included along with 11x17 plan sets and digital files as requested. In addition, the letter stated that the project engineer has added rain gardens to the approved drainage system and intends to add them to the final plan, not on the as-built, to ensure that they are installed at the time of construction. The applicant opined that the minor addition of these rain gardens does not constitute a substantial change requiring further review by the Planning Board.

After some discussion, Town Administrator J. Scruton stated that he will supply the members with copies of the approved plan-set and associated materials along with the revised materials for comparison in preparation for upcoming public hearings. Should the Board determine that change will require further review, the applicant will likely come before the Board at the June 5, 2012 Public Hearing.

REPORTS FROM OTHER COMMITTEES

Vice-Chair A. Kelley stated that the Subcommittee would like the Rules of Procedure for generating the Planning Board agenda to be reviewed. In addition, Kelley expressed concern with regard to the process and authority for updating the Planning Board regulations and town website.

UNFINISHED BUSINESS

Chair J. Huckins informed the Board that the NH Local Government Center (LGC) was contacted to seek guidance with regard to the enforcement of Zoning Ordinance Section 9.5.1, Exceptions for Construction in Wetland Buffers, as it relates to State Statute. LGC was of the opinion that the more stringent town regulation would apply.

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

Chair J. Huckins informed the members of an upcoming Great Bay Estuaries meeting to be held in Newmarket.

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, May 1, 2012 at the Barrington Early Childhood Learning Center.

S. Oles made a motion motioned to adjourn the April 17, 2012 meeting of the Barrington Planning Board at 8:45 p.m. Vice-Chair A. Kelley seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

Respectfully submitted,

Gregory M. Jones
Transcriptionist