



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

**TUESDAY MAY 1, 2012  
6:30p.m.**

**MEETING MINUTES**

Items #3 & #7 addressed ahead of all other items.

- PRESENT:** John Huckins, Chair  
Alan Kelley, Vice-Chair  
Anthony Gaudiello  
George Calef  
Stephen Jeffery, Alternate  
Jackie Kessler, Alternate  
Steven Oles, Alternate
- ABSENT:** Michael Clark, Ex-officio
- STAFF** John Scruton, Town Manager  
Greg Jones, Transcriptionist
- GUESTS:** Richard Georgantas; Liberty International Trucks of NH, LLC19  
Cushing Road, Barrington NH, 03102  
Chris Berry; Barrington  
Brent Casper; Barrington  
Elizabeth McMaster; Barrington  
John McMaster; Barrington  
Robert Graham; 81 Lakeview Drive, Nottingham, NH 03290  
Ariodante D'antilio

**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 May 1, 2012 Public Hearing of the Barrington Planning Board to order at 6:30pm.

Chair J. Huckins delegated S. Jeffery and J. Kessler as the fifth and sixth Planning Board members.

## **MINUTES REVIEW AND APPROVAL**

### **1. Approval of April 17, 2012 Meeting Minutes**

**Vice-Chair A. Kelley made a motion to address the review and approval of minutes to under the Unfinished Business portion of the meeting. G. Calef seconded the motion which passed unanimously with a vote of six (6), to zero (0) against with one (1) abstention.**

## **COMMUNICATIONS RECEIVED**

There were no communications at this time.

## **CASES FOR CONTINUANCE**

## **ACTION ITEMS**

### **2. 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 waiver of Site Review Section 4.11.3(2), Reviewable Actions, 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.

Georgantas informed the Board that NHDES has approved the demolition project and supplied the Board with a letter, received by the Land Use Office on May 1, 2012, stating the reasons to justify this project and subsequent waiver of Site Plan Regulations. The justification list is as follows:

- The development of the adjacent lot left this house inaccessible. There is literally a six to eight foot path around the structure before you encounter a very steep and dangerous slope with no walk access
- The structure has been vacant for many years and has been vandalized and stripped of all its plumbing.
- The structure presents a safety hazard and an invitation for further vandalism in its present state.
- The interior of this building was transformed into a multi (3) family dwelling which diminished any of its historical appeal

Chair J. Huckins opened up the meeting to public comment.

There was no public comment.

**G. Calef made a motion to accept the application as complete. J. Kessler seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.**

**A. Gaudiello made a motion to approve the applicant's Waiver Request of Site Review Regulations Section 4.11.3(2), Reviewable Actions, in order to complete the demolition of an existing house at 134 Pierce Road. G. Calef seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.**

- 3 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

Chair J. Huckins informed the Board that the applicant for SR11/399 has requested a continuance to the

**J. Kessler made a motion to continue the application to the Board's June 5, 2012 Public Hearing. Vice-Chair A. Kelley seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.**

- 4. 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.

Brent Casper, DDS, approached the Board to discuss his current request for a Change of Use from Business and Professional Office to Medical/Dental Clinic, and associated Sign Permit Application at 5 Commerce Way.

Casper informed the Board that he has consulted with the Town Building Inspector/Code Enforcement Officer and was advised that a PSNH utility pole at the site may be utilized to mount required additional lighting for the parking area. Casper informed the Board further that an ADA compliant wheel chair ramp and covered awning/porch has been added to the plan and a handicap parking space has been added which can accommodate larger vehicles.

Chair J. Huckins opened up the meeting to public comment.

There was no public comment.

**G. Calef made a motion to accept the application as complete. A. Gaudiello seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.**

**Vice-Chair A. Kelley made a motion to approve the application for Change of Use and associated Sign Permit Application upon completion of the following conditions; 1) Wheelchair ramp must be ADA compliant and meet the requirements of the Building Inspector/Code Enforcement Officer; 2) Handicap parking must be properly striped as determined by the Building Inspector/Code Enforcement Officer; 3) Parking lot lighting requirements must be adhered to through the installation of a lighting fixture on PSNH utility pole and verified by the Building Inspector/Code Enforcement Officer. A. Gaudiello seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.**

**A. Gaudiello made a motion that upon completion of the applicant's conditions of approval, the Chair is authorized to sign the final plan set and the project will require no further review by the Board. Vice-Chair A. Kelley seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.**

**5. 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.

G. Calef recused from discussion.

Chair J. Huckins delegated S. Oles for G. Calef.

Robert Graham, a real-estate professional representing the applicant, approached the Board to discuss the proposed change of an existing sign and its location at 567 Calef Highway. Graham explained that the project will relocate the sign from its existing location to the opposite side of the entrance way to provide for greater visibility and safety. Graham stated that the existing 64 square foot sign is proposed to be enhanced architecturally using a structural building column design and molding, Tuscan gas lantern mounting, with two (2) 4x8 and one (1) 2x8 spaces for signs resulting in a total of 80 square feet of sign area.

Graham informed the Board that the proposed signage will not interfere with line of site, is in compliance with site distance requirements, is out of the public right-of-way and is not of concern to NHDOT. Graham opined that the proposed signage will provide the needed warning and conditions for proper turning movements into this multi-tenant commercial property, improve the aesthetics of the roadway corridor and is in conformance with town Master Plan.

Chair J. Huckins opened up the meeting to public comment.

G. Calef expressed a desire to review the municipal signage regulations in order to better meet the needs of the town and its local businesses. The Board agreed.

Ariodante D'antilio approached the Board and stated that he is interested in a more architecturally pleasing sign and not intending to install oversized signage along the roadway. The main purpose of the project is to relocate the sign from an existing poor location to one more suitable along to the roadway. D'antilio expressed concern as additional business opportunity on the property is not allow signage according to the current regulations.

The Board agreed that the town sign regulations require a close review in order to better meet the needs of the town and local businesses.

Chair J. Huckins closed public comment.

After a review of the application and supporting materials, the Board found that the sign application as proposed is more non-conforming and therefore is not in compliance with current regulations at the proposed 80 square feet. Pursuant to Site Review Regulations Article 5, Table 8, the maximum area for the proposed sign is 32 square feet.

Chair J. Huckins advised the applicant that under Site Plan Review Regulations Section 5.2.8, Non-conforming Signs, Section 1(a) (b), if he can demonstrate that the proposed alteration to his non-conforming grandfathered sign would significantly reduce the degree of non-conformance of the sign; and, that there are unusual extenuated physical circumstances which support allowing such alteration, of permitting such an alteration would be in the public interest, a compromise could be achieved.

After a review of proposal and current regulations, the Board and applicant agreed that a suitable signage size to meet the needs of all parties was no smaller or larger than 54 square feet. The Board advised the applicant to re-submit a new sign application to the Land Use Office prior to Chair signature of materials.

The Board agreed that the Fire Department and Code Enforcement Officer preside over the approval of the proposed Tuscan lantern lighting fixture.

**Vice-Chair A. Kelley made a motion to approve the sign application for a 54' square foot sign and re-location. S. Oles seconded the motion which passed with a vote of five (5), in favor to one (1) against.**

**S. Oles made a motion that upon submittal of a revised sign permit application specifying that the proposed sign is 54 square feet the Chair is empowered to sign the application.**

**6. 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.

G. Calef returned to the discussion.

S. Jeffery recused from discussion.

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

Chris Berry approached the Board to discuss a request for a Special Use Permit for a proposed driveway in the wetland buffer at his client's residential lot on Merry Hill Road. Berry reminded the Board that his applicants land was recently subdivided and is subject to the town's 50 foot wetland buffer. Berry explained that the on-site wetland buffer had been disturbed prior to subdivision (grandfathered disturbance) and his applicant has been working with the Building Inspector/Code Enforcement Officer to comply with town regulations and restore its functional value.

Berry explained that in order to access the portion of the lot desired for driveway access, a portion of the now restored buffer will be permanently impacted reducing it from the required 50 feet to a distance of 35 feet. Berry stated that all the proper siltation controls will be utilized until final stabilization and reviewed the Special Use Permit requirements with the Board.

S. Oles cautioned that steps must be taken to reduce the use of salt and sand during the winter months at this site in order to protect the proximate, now impacted wetlands from destruction and associated loss of wetland functions and values. Berry stated that the driveway enjoys full sunlight during the winter months and snow will be plowed away from the wetlands when required.

Chair J. Huckins opened up the meeting to public comment.

There was no public comment on this application

Chair J. Huckins closed the meeting to public comment.

**A. Gaudiello made a motion to accept the application as complete. J. Kessler seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.**

**A. Gaudiello made a motion to approve the applicant's request for Special Use Permit in order to reduce the required on-site wetland buffer of 50 to 35 feet. S. Oles seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.**

**7. SR12/410 (Gas Station and Convenience Store)** Request by applicant to construct a 5,000 s.f. convenience store and 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.

Chair J. Huckins delegated S. Oles for G. Calef.

Chair J. Huckins informed the Board that the applicant for SR12/410 has requested a continuance to the Board's June 5, 2012 Public Hearing.

**J. Kessler made a motion to grant the applicant's Request for Continuance to the Board's June 5, 2012 Public Hearing. Vice-Chair S. Oles seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.**

G. Calef returned to the discussion.

### **REPORT FROM PLANNER**

Town Administrator J. Scruton informed the Board that correspondence with the town's engineering consultant has indicated that they do have the proper staff to aid with the review of town architectural standards. Scruton informed the Board further that that applicant for a 5,000 square feet convenience store/gas station at 491 Calef Highway (**SR12/410 the Three Socios, LLC**) has been notified of the architectural standards.

### **8. Discussion of Class Six roads**

The Board agreed to suspend review of the item at this time due to lack of information.

### **COMMUNICATIONS RECEIVED**

There were no communication received at this time

### **REPORTS FROM OTHER COMMITTEES**

There were no reports from other committees at this time

### **UNFINISHED BUSINESS**

The Board resumed review of the April 17, 2012 Meeting Minutes.

**J. Kessler made a motion to approve the meeting minutes of April 17, 2012 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**

After some discussion the Board agreed that there is a need to revisit the queue in order to address the items within the list for Site Review and Subdivision Regulations. The Board agreed to add the review of Sign Regulations to the queue in order to address concerns.

### **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 8, 2012 at the Barrington Early Childhood Learning Center.

**J. Kessler made a motion motioned to adjourn the May 1, 2012 meeting of the Barrington Planning Board at 8:45 p.m. S. Oles seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

Respectfully submitted,

Gregory M. Jones  
Transcriptionist