



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

**TUESDAY MAY 8, 2012
6:30p.m.**

MEETING MINUTES

Item #3 was heard ahead of Item #2

PRESENT: John Huckins, Chair
Alan Kelley, Vice-Chair
Keith Pratt, Ex-officio
George Calef
Stephen Jeffery, Alternate
Jackie Kessler, Alternate
Steven Oles, Alternate

ABSENT: Anthony Gaudiello

STAFF Greg Jones, Transcriptionist

GUESTS: Paul Sanders; Barrington
John Farrell; 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 May 8, 2012 Public Hearing of the Barrington Planning Board to order at 6:30pm.

MINUTES REVIEW AND APPROVAL

1. Approval of May 1, 2012 Meeting Minutes

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

COMMUNICATIONS RECEIVED

2. SR10/380 (White Tail Condominiums) – John Farrell to discuss changes to final plan approval

John Farrell approached the Board to discuss an addition to an approved subdivision plan in the form of rain gardens adjacent to the residential units designed to work in tandem with the approved stormwater drainage system.

J. Kessler made a motion to approve the addition of rain gardens to the White Tail Condominium stormwater drainage system. G. Calef seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

3. Preliminary Discussion (Barrington Elementary School) Request by applicant to meet with Planning Board to discuss replacement sign, on a 28.3 acre site, located at 572 Calef Highway (Map 238, Lot 46) in the Town Center (TC) and Stratified Drift Aquifer Overlay (SDA) Zoning Districts. Applicant: Paul Sanders, Facilities Manager; Barrington School District; 77 Ramsdell Lane; Barrington, NH 03825.

Paul Sanders approached the Board to discuss a potential project to replace and improve an existing sign at the Barrington Elementary School. The replacement sign would be proposed to utilize internal illumination and digital signboard technology to better mark the school to traffic traveling northbound on Route 125.

The Board advised Sanders that Article 5 of the Site Plan Regulations contains information relative to municipal requirements for signage. Pursuant to Section Site Plan Regulations Article 5.2.5, Sign Movement and Illumination, the Board informed Sanders that no sign shall be intermittently illuminated or utilize traveling, tracing, or sequential light type.

Chair J. Huckins advised Sanders that pursuant to Site Review Regulations Article 5.2.6, Continuance and Maintenance, any lawfully existing sign may be maintained, repaired, or repainted. The type of supports, colors, lighting, or location cannot be changed except through the site review process, in conformance with the provisions of this Section.

G. Calef inquired as to the Elementary School's current compliance with municipal sign regulations as there are two signs existing on the property. The Board advised Sanders that the Elementary School's original approval should be reviewed prior to submission of a formal sign application.

REPORT FROM THE PLANNING DEPARTMENT

4. Discussion of Site Review 5.7.3 Performance Standards for Temporary Signs 1 & 2 and fees

A discussion ensued regarding the current practices for permitting temporary signs, Site Review Regulations 5.7.3, Performance Standards for Temporary Signs. After some discussion, the Board agreed that an acceptable solution would be to create a new temporary sign permit which can be

administered through the Code Enforcement office. The Board agreed to address this potential solution with the Town Administrator and Code Enforcement Officer.

COMMUNICATIONS RECEIVED

Vic-Chair A. Kelley presented the Board with an updated Site Review Regulations Article 5, Table 8 – *Sign Performance Standards by District & Type*, for review. After some discussion, the Board agreed that the municipal signage regulation require a thorough review by the Board and public participation from local business owners in order to more appropriately meet their needs.

REPORTS FROM COMMITTEES

5. Drafting Committee: Discussion on Docket Queue items.

Vice-Chair A. Kelley supplied the Board with the Subcommittees most recent copy of the “Queue” for their review in preparation for inclusion within the appropriate regulative document. Chair J. Huckins stated that the Queue items will be included upon completion of the text updates which are currently being completed by the town’s consultant. The Board agreed.

UNFINISHED BUSINESS

G. Calef recused from discussion.

Chair J. Huckins informed the Board that a suggestion has been made by the Town Administrator and Town Counsel to review **SR12/410 (The Three Socios, LLC)**, request by applicant to construct a 5,000 s.f. convenience store/gas at 491 Calef Highway (Map 238, Lot 4), as a site plan *without* formal review of proposed architectural standards. Should the Board find the application approvable, a condition of that approval can then be that Town Architectural Standards must be adhered to at the time of building construction.

After some consideration, the Board agreed that the architectural renderings for the proposed gas station/convenience store should be submitted as part of a full application and not as the suggested two-step process.

G. Calef returned to the discussion.

After further discussion on the topic of a potential two-step process for review of Town Architectural Standards, the Board agreed that Site Plan applications must include proposed architectural renderings with all other application materials.

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

Chair J. Huckins informed the Board that the Board of Selectmen voted to approve S. Oles for a 3 year Planning Board appointment. Chair J. Huckins was approved by the Selectmen for a 1 year term.

The Board discussed the nomination for the last vacant full Planning Board member position. A roll call vote was performed for recommendation to the Board of Selectmen. The result was a split vote of **four (4), to three (3) in favor of J. Kessler for recommendation for full Planning Board member.**

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 22, 2012 at the Barrington Early Childhood Learning Center.

J. Kessler made a motion motioned to adjourn the May 8, 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