



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

**TUESDAY MAY 22, 2012
6:30p.m.**

MEETING MINUTES

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

ABSENT: Anthony Gaudiello

STAFF John Scruton, Town Administrator
Greg Jones, Transcriptionist

GUESTS: Dan Blais; TF Moran, Inc., 48 Constitution Drive, Bedford, NH 0311
Mathew Jensen; 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 22, 2012 Public Hearing of the Barrington Planning Board to order at 6:30pm.

MINUTES REVIEW AND APPROVAL

1. Approval of May 8, 2012 Meeting Minutes

G. Calef made a motion to approve the May 8, 2012 Meeting Minutes as amended. J. Kessler seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

ACTION ITEMS

2. Vote to change the public hearing date to June 12 or June 19 for Village Place due to conflict meeting with another municipality

S. Oles arrived at the meeting at 6:32pm.

G. Calef recused from discussion.

Chair J. Huckins informed that Board the Town Administrator recommended that the public hearing date for Village Place be re-scheduled for either June 12 or June 19 due to public interest which may require additional meeting time.

After some discussion, the Board agreed that June 12, 2012 will be an acceptable date to hold a public hearing for this application.

J. Kessler made a motion to change the public hearing date for the Village Place subdivision application to June 12, 2012. 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.

NON - ACTION ITEM

3. **Preliminary Discussion (Trinity Conservation, LLC)** Request by applicant proposing to conduct a gravel excavation operation on a 100-acre site, located on Greenhill Road (Map 210, Lot 57) in the General Residential (GR) and Stratified Drift Aquifer Overlay (SDA) Zoning Districts. Applicant: Daniel Hussey, Trinity Conservation, LLC; 119 Flagg Road, Rochester, NH 03839

Dan Blais, TF Moran, Inc., 48 Constitution Drive, Bedford, NH 0311, approached the Board to discuss a future application to permit a gravel excavation project on a 104 acre property located on Greenhill Road and owned by Trinity Conservation, LLC. There are approximately 65 acres of sand & gravel to be mined and 35 acres of ledge which may be mined in the future. The project's reclamation plan calls for excavating and transport of all sand and gravel within eight (8) feet of the seasonal high water table in order to maintain standards for redevelopment and use of septic, as well as maintaining water recharge capability of the site. Processing is not proposed to take place on-site.

Blais informed the Board that the City of Rochester town line borders the property to the east, Greenhill road borders the property to the west, and the Isinglass River, a designated river under the state's River Management Protection Program, borders the property to the south. Blais stated that the property is subject to the State Shoreland Water Quality Protection Act standards as well as the Town of Barrington's 100 foot buffer. In addition, all state water quality standards including a stormwater management plan through the Environmental Protection Agency (EPA) will be required for this project.

Blais stated that the intent would be to disturb no more than 5 acres of land at any one time and to stabilize the 5 acre increments pursuant to the state Alteration of Terrain (AOT) permit requirements.

The City of Rochester will be notified in order to make the determination as to whether this project constitutes a regional impact.

Chair J. Huckins stated that the reclamation plan should include the entire scope of the excavation work to take place at the site including the intentions for future mining of on-site ledge. Both long and short range plans should be disclosed at the time of public hearing and formal application submittal.

Ex-officio K. Pratt inquired as to the applicant's intent for project bonding. Blais stated that a typical amount for bonding of a project of this scale is \$2,500 per acre as loam and seeding application is the extent of potential mitigation.

The Board advised Blais that the project will likely require a traffic analysis as a large number of trucks will be utilizing the site during operations. Blais agreed that a discussion relative to potential traffic impacts must be pursued.

4. Strafford Regional Planning Commission Executive Director, Cynthia Copeland to discuss Master Plan and Regional Services

Cynthia Copeland, Executive Director of the Strafford Regional Planning Commission, approached the Board to discuss a Master Plan update and potential services that the Commission may be able to provide for a project to update the towns existing document. Copeland stated that she advises against a simple update of technical data to the existing document and recommended that the most recent census data be included in the existing document as an appendix.

Chair J. Huckins stated that the existing document was completed in 2002 and must be updated every ten (10) years pursuant to RSA 674. Huckins informed Copeland that many of the goals within the existing document have been achieved and opined that the time for an update is now.

Copland stated that technical data mining and mapping can be provided for this project as part of the service package that the Planning Commission provides to dues paying member communities. Copeland informed the Board that the Planning Commission does not currently have staffing to complete this Master Plan Update but can provide guidance in designing a process to facilitate much needed public participation and ensure that the Board is utilizing the most up to date planning practices moving forward.

REVIEW OF PLANS

5. 12/612A (Harbor Street Limited Partnership – Village Place) Request by applicant for a 64 lot Conservation Subdivision, on a 135+/- acre site located off Franklin Pierce Highway (a/k/a Route 9 (Map 238/Lots 9.1 & 14(Lot 14 continues onto Map 235) Map 238/Lots 18 & 16 (Lot 16 continue onto Map 235) in the Village District. Applicant: Harbor Street Limited Partnership, Joseph Falzone; 123 Water Street; Unit 4SE; Exeter, NH 03833

The Board proceeded with review of the proposed 64 Lot Village Place Conservation Subdivision in preparation for the project's June 12, 2012 public hearing. A proposed plan set, application materials, drainage analysis, soils and wetlands reports and a Request for Waiver of Subdivision Regulations Section 15.2.1, Road Design Standards, was submitted for review.

The question of whether or not this project is vested from the requirements of the recently revised Zoning Ordinance was posed. Chair J. Huckins directed the Board to New Hampshire Revised

Statutes Annotated Section 676:12(VI) which provides guidance on the subject vesting with regard to project within design review. Town Administrator J. Scruton stated that he will contact the Town's legal counsel to make this determination.

Upon review of the submitted materials, the Board agreed that the application was largely incomplete and offered the following comments to the applicant in preparation for public hearing:

- Seek guidance from Board of Selectmen regarding the upgrade/maintenance of town owned class VI section of roadway
- Reference page & note numbers for ALL checklist items for ease of reference and review plan notes for consistency as mistakes exist
- Site Plans must be revised to include a scale bar on all sheets. Scale bars currently only exist on the subdivision plans
- The Planning Board approval block must be present on any plan sheet to be recorded at the Registry of Deeds. All sheets to be recorded must be noted in the application
- The Site Plan must be to be revised to show all match lines
- Specify if the project is located within the Stratified Drift Aquifer Overlay District
- The tax map & lot number, name and addresses, and zoning district of all abutting land owners must be provided with the final application submittal
- The pavement width(s) must be supplied and displayed on plans
- Granite posts are required along all boundaries abutting public Right-of-way
- A Wetland Scientist Stamp must be included on the plans
- A space for the owners name and signature must be provided on the plans
- Well radius requirements must be consistent with State of New Hampshire standards
- Lot loading requirements must be consistent with State of New Hampshire standards
- Test-pit logs must be supplied to the Board for review
- Cistern location must be shown on the subdivision plans
- Supply the Board with all easement documentation which may exist for the property
- A Homeowners Association and road maintenance agreement must be in place. The Town does not anticipate the acceptance of new roadways in the foreseeable future
- Display meets and bounds of any proposed easements
- Supply Board with copies of Mineral Rights Easement which exists on the property
- A discussion regarding the potential inclusion of raised sidewalks & crosswalk due to close proximity to schools occurred (15.5.1-Subdivision Regulations).
- The proposed drainage system appears incomplete and will require third-party review
- Display approved street names on final plans
- Display width of public Right-of-way on final plans
- Show benchmarks (1 per sheet) and every 5 acres of total site area
- Provide acreage of each proposed lot

Upon review of the applicants Request for Waiver of Subdivision Regulations Section 15.2.1, Road Design Standards, the Board stated that possibilities for reconfiguration of lots exist which would allow the applicant to avoid the need to waiver.

Town Administrator J. Scruton stated that he will contact the Town's legal counsel to seek guidance relative to the Board of Selectmen's ability to accept or deny a proposed use of Class VI town

roadways. In addition, Scruton stated that he will seek guidance relative to the municipal sidewalk maintenance responsibilities which may exist upon acceptance of a roadway.

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

The Board agreed that the applicant must provide a letter of opinion from the New Hampshire Department of Transportation regarding the proposed curb-cuts acceptability with regard to the proposed land use.

REPORT FROM THE PLANNING DEPARTMENT

There was no report from the Planning Department at this time.

COMMUNICATIONS RECEIVED

Vice-Chair A. Kelley distributed a memorandum to the Planning Board relative to Conditional Use Permits and Special Permit for Construction in Wetland Buffers in order to continue a compliance dialogue. The Memorandum explains the Board's authority, application processing, and displays the language within these two Zoning Ordinance sections.

After some discussion, the Board agreed that town legal counsel must be contact in order to determine if the Planning Board has the authority to grant a Special Use Permit for construction within the wetland buffer when the project is outside of the subdivision or site plan review process. The Board agreed that the question of whether or not an un-permitted land use within the wetland buffer is eligible for a Special Use Permit must be given to legal counsel for review. In addition, the Board agreed that the question of whether or not Zoning Ordinance Section 3.4 must apply when using Zoning Ordinance Section 9.6. Town Administrator J. Scruton stated that he will contact legal counsel.

REPORTS FROM COMMITTEES

There were no reports from committees at this time.

UNFINISHED BUSINESS

There was no unfinished business at this time.

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

There was no other business before the Board 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, June 5, 2012 at the Barrington Early Childhood Learning Center.

J. Kessler made a motion motioned to adjourn the May 22, 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