



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

**TUESDAY JUNE 5, 2012  
6:30p.m.**

**MEETING MINUTES**

- PRESENT:** John Huckins, Chair  
Alan Kelley, Vice-Chair  
George Calef  
Steven Oles, Alternate  
Jackie Kessler, Alternate  
Stephen Jeffery, Alternate
- ABSENT:** Keith Pratt, Ex-officio  
Anthony Gaudiello
- STAFF** John Scruton, Town Administrator  
Greg Jones, Transcriptionist
- GUESTS:** James Hanley, Civil Design Consultants, Inc., 37 Plaistow Road #7  
Plaistow, NH  
Len Caverly; Barrington  
Karen Caverly; Barrington  
John Wallace; Barrington Conservation Commission  
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 June 5, 2012 Public Hearing of the Barrington Planning Board to order at 6:30pm.

## MINUTES REVIEW AND APPROVAL

### 1. Approval of May 22, 2012 Meeting Minutes

**Vice-Chair A. Kelley made a motion to review the May 22, 2012 Meeting Minutes under the unfinished business portion of the meeting. J. Kessler seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.**

## CASES FOR CONTINUANCE

- 2. 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  
**Request by applicant to continue to July 10, 2012**

G. Calef recused from discussion.

**J. Kessler made a motion to grant the applicant's request for continuance to the July 10, 2012 meeting of the Board. S. Oles seconded the motion which passed unanimously with a vote of five (5), to zero (0) in favor.**

G. Calef returned to the discussion.

## ACTION ITEMS

- 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

James Hanley, Civil Design Consultants, Inc., 37 Plaistow Road, Plaistow, NH 03865), approached the Board representing the applicant for a three-tenant office building at 6 Glass Lane. Hanley directed the Board to the April 18, 2012 review letter from the town's third party engineering consultant (Dubois & King Inc., 18 Constitution Drive; Suite 8; Bedford, NH 03110). Hanley informed the Board that the drainage plans have been revised since the Boards last review of the project and stated that the drainage design will no longer utilize sheet flow and has re-designed to incorporate a closed system draining to the same detention pond. In addition, oil/water separator devices have been added to the drainage system for treatment of parking lot contamination, the grade of the proposed entrance drive has been reduced to 10%, ADA guidelines and safety requirements have been incorporated.

Chair J. Huckins informed the applicant that third party review will be required for the revised drainage design.

Hanley directed the Board to the March 27, 2012 review letter from the Town Planner (available at the Land Use Office). Hanley informed the Board that:

- The title block information has been provided and is displayed on the plan set
- The plan sheet numbers have been added to the plan set

- The plan will be signed and stamped by a New Hampshire Certified Wetland Scientist; no Prime Wetlands exist on the property
- The request for the Town of Barrington Driveway Permit has been addressed
- The request for complete sign permit application has been addressed
- Owners signature block has been provided
- The NHDES Subdivision Approval Number will be supplied and noted on the final plans
- The NHDES Construction Approval number has been supplied for the case file
- Items 16-19 of the March 27, 2012 review letter and associated plan notes have been addressed/provided
- Off-site improvements were found to not be required for this project
- Elevation drawings were provided for review
- Lighting plans have been provided which utilized two (2), twenty (20) foot tall lighting poles and fixtures
- Updated drainage design (as stated above)

S. Oles informed the applicant that the lighting plans must be revised to show the minimum lighting requirements (0.05 lumens). The applicant agreed to have the lighting plan revised. J. Kessler asked that the Subcommittee add the review of existing lighting regulations to the queue.

S. Oles informed the applicant that the location of all erosion controls should be noted on the plans.

After some discussion, the Board agreed that the supplied elevation drawings for the proposed building must be revised to accurately depict the maximum building height. The applicant agreed to revise the elevation drawings.

Hanley directed the Board to items #23 and #24 of the March 27, 2012 review letter (available at the Land Use Office) which state “A letter of opinion shall be provided from the New Hampshire Department of Transportation (NHDOT) stating this project will create no adverse impact on traffic along Route 4, The Old Concord Turnpike”, and “The plan shall show a note displaying the opinion of NHDOT”. Hanley informed the Board that after a discussion with the NHDOT, it was determined that the original Glass Lane development project was supposed to have constructed a deceleration lane as part of that original project approval. Hanley stated further that NHDOT is of the opinion that the current commercial project warrants the construction of this un-built deceleration lane, which would effectively overburden the applicant to the point of project dissolution. Hanley requested the Boards recommendations for how to proceed with this issue.

After some discussion, the Board agreed that although the situation is unfortunate, the correct organization to seek address the issue with is NHDOT District 6 and advised Hanley that the State driveway approval is required for project approval.

The Board empowered Town Administrator J. Scruton to seek legal opinion regarding the question of how far away from a state roadway NHDOT has jurisdiction for review of commercial driveway permits.

Conservation Commission Chair J. Wallace approached the Board to remind them of the Commissions April 24, 2012 review letter (available at the Land Use Office). Wallace stated that, on-site wetlands should be re-flagged and marked in the field prior to construction, perimeter erosion controls should be given extra attention due to the projects proximity to said wetlands, and snow storage be located so as not to impact on-site wetlands.

**Vice-Chair A. Kelley made a motion to continue the application to the July 10, 2012 meeting of the Board. S. Oles seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.**

#### **NON - ACTION ITEM**

**4. (Karen & Lendall Caverly)** Request by applicant for a preliminary conceptual discussion on a .22 acre site located on Young Road (Map 113, Lot 25) in the General Residential (GR) Zoning District. Applicants: Karen & Lendall Caverly; 160 Young Road; Barrington, NH 03825

Lendall & Karen Caverly approached the Board to request guidance relative to the use of a recreational vehicle on their property located on Young Road.

L. Caverly explained that the property has been used for over fifty (50) year for recreational uses and has been advised by the Code Enforcement Officer that the vehicle constitutes a primary structure on the property and is subject to setback requirements which its current location not in compliance with.

K. Caverly stated that the May 16, 2012 Zoning Board of Adjustment decision on **ZB12/698** (*Request for a Variance from side setback and front setback requirements under Article 4 – Dimensional Requirements, Section 4.2, to place a camper on a 3.1 acre site located in the General Residential (GR) Zoning District*) states that:

**“R. Desmarais made a motion to deny the applicant’s request for Variance as setback requirements do not apply to recreational vehicles. G. Gajewski seconded the motion which passed unanimously with a vote of five (5), to zero (0) in favor”.**

After some discussion and review of regulations, the Board agreed that confusion still exists and agreed to empower the Town Administrator to seek advice from town counsel upon acquisition of pertinent materials from the Code Enforcement Officer, town records, and applicants. Scruton stated that he will also seek advice regarding the implications of bringing electrical or other utility services to such a recreational site.

#### **REPORT FROM THE PLANNING DEPARTMENT**

Town Administrator J. Scruton informed the Board that the interview process for the Town Planner position will be administered on June 20, 2012.

#### **COMMUNICATIONS RECEIVED**

Vice-Chair A. Kelley continued the discussion regarding the correct interpretation and implementation of Zoning Ordinance Section 9.6, Special Permit for Construction in a Wetland buffer, and Zoning Ordinance Section 3.4, Conditional Use Permits issue by the Planning Board. The Board agreed that town legal counsel must be utilized in order to revise the current permit applications and alleviate interpretation concerns.

#### **REPORTS FROM OTHER COMMITTEES**

There were no reports from committees at this time.

## **UNFINISHED BUSINESS**

**G. Calef made a motion to approve the Planning Board Meeting Minutes of May 22, 2012 as amended. J. Kessler seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

## **OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD**

G. Calef recused from discussion.

Town Administrator J. Scruton informed the members that the applicant for **12/612A** (Harbor Street Limited Partnership – Village Place) 64 lot Conservation Subdivision will require approval from the Board of Selectmen to utilize and upgrade an existing section of Class VI town owned roadway. Should the project utilize this Class VI roadway section, a town vote must occur before the Board of Selectmen can assume ownership and change the roadway to Class V.

Town Administrator J. Scruton informed the Board that after town legal counsel consultation, it was determined that the possibility exists for a municipality to accept a roadway and leave the sidewalk snow management responsibilities to another entity such as a homeowners association.

G. Calef returned to the discussion.

## **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 12, 2012 at the Barrington Early Childhood Learning Center.

**J. Kessler made a motion motioned to adjourn the June 5, 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