



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

**TUESDAY JUNE 12, 2012  
6:30p.m.**

**MEETING MINUTES**

**PRESENT:**

John Huckins, Chair  
Alan Kelley, Vice-Chair  
Dawn Hatch, Ex-Officio  
George Calef  
Steven Oles, Alternate  
Jackie Kessler, Alternate  
Stephen Jeffery, Alternate

**ABSENT:**

Anthony Gaudiello

**STAFF**

John Scruton, Town Administrator  
Greg Jones, Transcriptionist

**GUESTS:**

Attorney Malcolm McNeil; P.O. Box 815; Dover, NH 03820  
Attorney Scott Hogan; 27 Riverside Farm Drive; Lee, NH 03824  
John Wallace; Barrington Conservation Commission  
James Long; GZA GeoEnvironmental Inc., 380 Harvey Road  
Manchester  
Christian Smith, P.E., Beals Associates Inc., Stratham, NH 03885  
Steve Michaud; Doucet Survey Inc., 102 Kent Place; Newmarket, NH  
03857  
Jeffery Dirk; P.E., PTOE., Vanasse & Associates, Inc., Andover, MA  
01810  
Joseph Falzone; 123 Water Street; Unit 4SE; Exeter, NH 03833  
Scott D. Cole; Barrington  
Scott Hagan; 66 Lee Road; Lee, NH 03861  
Dan Gebers; Barrington

Roger Vincent; Barrington  
Davic Roy; Barrington  
Michael Hansen; Barrington  
Darlene Olsen; Barrington  
Lindsey Rice; Barrington  
Susan Rice; Barrington  
Katelyn Moore; Barrington  
Mary K. Doty; Barrington  
Paula Disy; Barrington  
Stanley Franzale; Barrington  
Tim Rowell; Barrington  
Shirleen Perniciaro; Barrington  
Deb Clough; Barrington  
Ralph Antonelli; Barrington  
Arianna Antonello; Barrington  
Jere Calef; Barrington  
Patty O'Brien; Barrington  
Scott Gove; Barrington  
Jim Farmer; Barrington  
Gail Farmer; Barrington  
Ed Disy; Barrington  
Rich Drew; Barrington  
Darla April; 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 12, 2012 Public Hearing of the Barrington Planning Board to order at 6:30pm.

Chair J. Huckins delegated J. Kessler and S. Jeffery as the six and seventh Planning Board members.

### **MINUTES REVIEW AND APPROVAL**

#### **1. Approval of June 5, 2012 Meeting Minutes**

**Vice-Chair A. Kelley made a motion to review the June 5, 2012 Meeting Minutes under the unfinished business portion of the meeting. G. Calef seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

### **ACTION ITEMS**

- 2. 12/612A (Harbor Street Limited Partnership - Village Place)** Request by applicant for a 64 lot Conservation Subdivision, on a 135 +/- 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

continues onto Map 235) in the Village District Zoning District Applicant; Harbor Street Limited Partnership, Joseph Falzone; 123 Water Street; Unit 4SE; Exeter, NH 03833.

G. Calef recused from discussion.

S. Oles informed the Board that he has worked with both the project's wetland scientist and project engineer professionally but stated that sees no conflicts to cause concern. The Board had no concerns.

Attorney Malcolm McNeil approached the Board representing the applicant for a 64 lot Conservation Subdivision at a 135 acre site located off Franklin Pierce Highway. McNeil reminded the Board that the project application is currently at the conceptual stage under Subdivision Regulations Article 6, Preliminary Application and opined that adequate information has been supplied for the Board to render the application complete under Subdivision Article 8.2, Completed Application. Specifically, under Subdivision Article 8.2(3), *a completed application shall be comprised of enough information to allow the Board to make an informed decision. At a minimum, a completed application shall include all of the requirements of Section 8.3 and 8.4, and any waivers, voted upon favorably by the Board, as provided for under Section 8.5. Compliance with general design principals under Article 14 shall be determined during formal consideration.*

McNeil introduced the project team and summarized the projects progression through the preliminary design phase of the project. McNeil stated that the plan is currently consistent with recommendations made by the town's legal counsel in April 2012, will conform to the Boards recommendations as outlined in the May 23, 2012 correspondence with the Land Use Office, and address concerns posed by the Conservation Commission.

McNeil stated that that upon consultation with the Town Administrator and legal counsel, it was determined that the submission of a homeowners association was premature at this time. However, such documents are to be submitted at the appropriate time.

McNeil reminded the Board of a limited July 2011 third party review of the project's traffic study, completed by Vanasse & Associates, Inc., and also recalled that on January 5, 2012 town officials expressed a need for an upgrade of the Deer Ridge extension road to Class V standards complete with two-way traffic pattern, signage and striping to facilitate public safety.

McNeil stated that the project will consist of 64 lots requiring approximately 117 acres of land in the Village District (VD). Access points are proposed off Route 9 and Route 125, all lots meet or exceed lot frontage requirements, 41% of the site will remain in open space with public access, and a minimal 6,050 s.f. of wetland impact will occur with the project. All necessary permits will be obtained, and the project will be phased starting from Route 9 as it is too large to build in one (1) phase. McNeil informed the Board that roadway security will be provided throughout the project and a waiver to the town's centerline roadway slope requirements will be submitted in order to increase a portion of the proposed roadway from the required 7% grade to 9% grade.

McNeil addressed apparent concerns posed by an Attorney for the Major Waldron's Sportsmen's Association. He opined that the closest point on the project site to the shooting range is 1, 675 feet and the closest distance that a house will be located to the range is 2,100 feet. In addition, McNeil stated that 10 existing houses and public facilities are located in the

vicinity. McNeil stated that his project is a residential use within a residential zone and reminded the Board that both uses are legal.

McNeil noted a January 16, 2012 Memorandum from the Town Administrator to the Planning Board advising them that the Town may not be accepting more public roads near future. He stated that the town's Conservation Subdivision presumes public takeover of the road stated that he fully intends to seek town acceptance of the roadway without the need for town meeting, an issue which will be discussed further with the Board of Selectmen.

McNeil made clear for the record that he is not before the Board seeking final plan approval. Under Article 8.2, Completed Application, McNeil implored the Board to review the submitted materials and accept his project team's application as complete before introducing the project engineer, Christian Smith, P.E. (Beals Associates Inc., Stratham, NH 03885).

Christian Smith approached the Board to discuss the project requirements and address concerns raised by the Board at its May 22, 2012 meeting.

Smith provided the Board with an overview of the proposed drainage system, treatment infiltration basins and gravel wetland systems proposed to provide treatment of stormwater runoff from the proposed roadways. Smith stated that the rights to the on-site gravel pit will be transferred to the owner and materials will be utilized for construction practices on-site, reducing the need for import of materials and associated truck traffic. Smith stated that a 500' curbed section of roadway complete with closed drainage system is proposed at 9% grade, as opposed to the required 7% grade, in order to reduce soil disturbance and wetland impacts. Smith stated that a waiver will be supplied for said roadway grade modification, and reminded members that 9% grade is allowed for minor streets within the town Zoning Ordinance.

Smith stated that all proposed wetlands crossings were located at the most appropriate locations possible to avoid un-needed wetland disturbance, drainage calculations show that flows will be maintained or reduced at post-development conditions, and **Do Not Enter** signs will be utilized on-site to minimize nuisance roadway uses. A paper street has been provided on the plan set, as is consistent with town regulations, in order to provide future access to the parcel of land to the Northeast of the subject parcel.

In response to the May 23, 2012 correspondence from the Land Use Office, Smith informed the Board that all administrative concerns will be addressed and stated the following:

- All easement documentation has been submitted for review
- The width of Right-of-way has been provided on the plan set
- Benchmarks (1 per sheet) and every 5 acres of total site area have been provided
- Proposed acreage of each lot has been provided
- The Certified New Hampshire Wetland Scientist stamp has been added to the plan
- A full plan set has been submitted for the case folder
- Cistern locations have been provided on the plan set
- Well radius requirements must be consistent with State of New Hampshire standards
- Lot loading requirements must be consistent with State of New Hampshire standards

Chair J. Huckins inquired if the Fire Department has reviewed the proposed cistern locations. Smith stated that the locations were sited based on previous correspondence with the Fire Department.

Chair J. Huckins asked that the phasing design be provided and include easement language to allow town maintenance of the cul-de-sac if needed. Huckins also requested a copy of the on-site gravel pit reclamation plan, and informed Smith that the proposed drainage system, road design, nitrate loading calculations and complete project design will be sent out for third party review by the towns engineering consultant.

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

Ralph Antonelli inquired as to what the “Do Not Enter” signs will entail. Attorney McNeil clarified that the signs will be “No Thru Traffic” or “Residents Only” signs as requested by town staff.

Chair J. Huckins closed public comment for this portion of the applicant’s presentation.

Jamie Long (GZA GeoEnvironmental Inc., 380 Harvey Road, Manchester, NH 03101), the project’s environmental consultant, stated that his company was responsible for the soil mapping, wetland mapping, test pit work and a natural resource inventory which was performed on the property. Long informed the Board that the Conservation Commission has expressed concern with proposed lots which include portions of the Prime Wetland buffer. Long assured the Board that the wetland buffers would not be impacted and offered to demarcate them to avoid future disturbance. Long stated that an on-site vernal pool was discovered during a previous site walk and has been provided a buffer within the on-site open space to offer protection to obligate species.

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

Conservation Commission Chair J. Wallace expressed a deep concern with the protection of wetland buffers located on these residential lots. In addition, Wallace expressed a desire to have all potential Special Use Permits for driveways within wetland buffers to be avoided where possible and be submitted/reviewed within the subdivision process should a permit be required. C. Smith stated that 6-8 driveways will require Special Use Permits for future driveways which will be within the wetland buffer. The appropriate process for said Special Use Permits will be adhered to.

Attorney McNeil stated that his applicant is willing to provide deed restrictions on the lots containing wetland buffers in order to alleviate the Commission’s concerns. Chair J. Wallace stated that this would be beneficial.

Jeffery Dirk, P.E., PTOE (Vanasse & Associates, Inc., Andover, MA 01810), approached the Board to discuss the traffic implications of the project. Dirk reminded the Board that a full traffic study has been completed for the proposed development utilizing widely accepted standards and procedures. The study has been reviewed the New Hampshire Department of Transportation (NHDOT), Town staff and the town third party engineering consultant. Dirk stated that the town’s third party engineering consultant has concurred with the methodology & findings of the study aside from a request for a new exhibit which depicts the subdivision layout over a site location map for reference purposes (the plan was provided – available at the land use office).

Dirk provided the Board with an overview of the traffic count methodology and data collection activities, including travel speeds/sigh distance, and crash data. Dirk stated that the study utilized a ten (10) year planning horizon (to the year 2022) and considered a future gas

station/convenience store/restaurant project in the vicinity and a 1% growth rate as recommended by the Strafford Regional Planning Commissions Transportation Planning to calculate future growth patterns during modeling.

Dirk provided the Board with an overview of traffic distribution at the site and concluded that no appreciable changes in delay (less than 3 seconds) will occur as a result of the project an queuing is not anticipate to be an issue as the roadway currently contains sufficient capacity levels to safely accommodate the slight increase in traffic.

The project has not yet been before the NHDOT for review. Any requirements such as deceleration lanes or other improvements which may or may not be required have yet to be determined. Chair J. Huckins advised residents to give public input to NHDOT should they have concerns regarding access on the State Roadway.

Deb Clough inquired as to the future incorporation of sidewalks. Chair J. Huckins informed Clough that the plan does not call for the incorporation of sidewalks and the Board has made no determination to require such infrastructure at this time.

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

Jim Farmer expressed concern with the potential for motorists cutting through the Village Place and Deer Ridge subdivisions in an attempt to circumnavigate traffic lights. Dirk stated that upon review, it was concluded that re-routing through the subdivisions will provide no benefit to motorists as reduced speed limits, roadway geometry, signage and attention to traffic calming desires will eliminate potential travel time savings.

Attorney Scott Hogan (27 Riverside Farm Drive; Lee, NH 03824) approached the Board representing the Major Waldron's Sportsmen's Association. Hogan expressed concern with safety and noise as a result of this new 64 unit residential development one property from Major Waldron's. Hogan suggested that the developer incorporate some type of buffer to noise coming from the Association's property as well as markers within the wooded boundary between the two properties informing potential hikers of the danger posed by the shooting range.

Conservation Commission Chair J. Wallace inquired as to the intentions for protection of open space. Wallace suggested that a conservation easement be incorporated for said open space areas. Attorney McNeil stated that his client is not opposed to placing the open space into a conservation easement but advised Wallace that finding a steward for such lands is often difficult. McNeil stated that the current intention is to place restrictions over the open space which is enforceable by the town.

Lindsey Rice inquired as to the existence of a reclamation plan for the on-site gravel pit, and inquired further if the applicant will continue to use his residences driveway for access to said gravel pit. J. Falzone addressed the Board in response to the inquiry. Falzone stated that the gravel pit will be reclaimed on-site utilizing haul roads interior to the project site thereby significantly limiting the amount of truck traffic through Barrington and discontinuing the use of the Lindsey residence's driveway.

Arianna Antonelli inquired as to the amount of stop signs which are proposed to be located at the site. J. Dirk stated that there will be at least three (3) stop signs located at the Route 9 intersection, as well as at the Deer Ridge extension and at an internal intersection which was shown on Dirk's exhibit. Dirk stated that there is a possibility for a fourth stop sign, should it be required.

**Vice-Chair A. Kelley made a motion to accept the application as substantially complete. J. Kessler seconded the motion which passed unanimously with a vote of five (5), to zero (0) with one (1) abstention.**

Chair J. Huckins stated that the newly submitted plans will be sent out for third party review by the town's engineering consultant. McNeil asked that the town's consultant speak directly with the project's engineers in this case to ensure proper communication. Town Administrator J. Scruton requested that any communication be recorded and forwarded to the Land Use office.

**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.**

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

G. Calef returned to the discussion.

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

#### **COMMUNICATIONS RECEIVED**

There were no communications received at this time.

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

There were no reports from other committees at this time.

#### **UNFINISHED BUSINESS**

**Vice-Chair A. Kelley made a motion to approve the June 5, 2012 Meeting Minutes as amended. G. Calef 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**

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 19, 2012 at the Barrington Early Childhood Learning Center.

**J. Kessler made a motion to adjourn the June 12, 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