



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

**TUESDAY JUNE 19, 2012
6:30p.m.**

MEETING MINUTES

- PRESENT:** John Huckins, Chair
Alan Kelley, Vice-Chair
Dawn Hatch, Ex-Officio
Anthony Gaudiello
George Calef
Jackie Kessler, Alternate
Stephen Jeffery, Alternate
- ABSENT:** Steven Oles, Alternate
- STAFF** John Scruton, Town Administrator
Greg Jones, Transcriptionist
- GUESTS:** Wayne Morrill PE. Jones & Beach Engineers, Inc., P.O. Box 219; Stratham, NH 03885
Barry Gier PE. Jones & Beach Engineers, Inc., P.O. Box 219; Stratham, NH 03885
Eliot Wilkin; Turbocam
Patrick Brideau; Barrington
Maureen Brideau; 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 19, 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 12, 2012 Meeting Minutes

Vice-Chair A. Kelley made a motion to review the June 12, 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. (Richardson Pond/Goodwill Property)** Request by applicant for the Planning Board to rule that this does not require a public hearing and allow the reconstruction of the sign to occur on a 156 acre site located on Franklin Pierce Highway (Map 233, Lot 38) in the Neighborhood Residential (NR) and Highway Commercial Overlay (HCO) Zoning Districts. Applicant: John Scruton, Town Administrator; Town of Barrington; 333 Calef Highway; Barrington, NH 03825.

Town Administrator J. Scruton approached the Planning Board to discuss a proposed project to reconstruct the Richardson Pond/Goodwill Conservation Area sign.

Scruton reminded the Board that land is town owned and that the Strafford Rivers Conservancy (SRC) is the primary easement holder, with the town holding executor interest. Scruton informed the Board that Mrs. Goodwill has donated money to SRC to upgrade the sign from its current two (2) foot by four (4) foot sign reading "Goodwill Conservation Area" to a more appropriate Kiosk design.

Scruton stated that since the property is town-owned, it is exempt from the Town's zoning requirements, except to the extent the Board of Selectmen voluntarily abides by them. The Board of Selectmen exempted this change from the requirements at their June 11, 2012 meeting. Scruton continued, under RSA 674:54 any town project "which constitutes a substantial change in use or a substantial new use" must come before the Planning Board. The Planning Board has thirty (30) days to decide whether to hold a public hearing for nonbinding comments. Scruton opined that the proposed project does not constitute a substantial change of use, and asked that the members make a ruling pursuant to the Board of Selectmen's request.

Vice Chair A. Kelley made a motion to waive the requirement for public hearing as the proposed signage upgrade does not constitute a substantial change of use. G. Calef seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

3. Zoning Ordinance revision certification

Town Administrator J. Scruton reminded the Board that digital copies of the recently re-formatted/re-printed regulations and Zoning Ordinance have been supplied to members for review. Scruton stated that the appropriate updates to Zoning Ordinance Section 9.5 have been addressed and asked that the Planning Board review the documents further in pursuit of a consensus regarding accuracy.

G. Calef directed the Board to the Land Use Secretary's June 18, 2012 correspondence regarding the proper interpretation of Zoning Ordinance Article 19 – Appendix, Table of Uses (Table 1) key item “(P)” Accessory Dwelling Unit for Neighborhood Residential (NR) & General Residential (GR) Zoning Districts. After some discussion, the Board agreed that the parenthesis around the letter P “(P)” is in place to note that this use applies only to grandfathered commercial structures within the town's residential zones (GR & (NR), or for commercial uses which have been granted a Variance from the Zoning Board of Adjustment. Upon further discussion, the Board agreed that there is a need for revision of the notes section of Article 19 Appendix, Table of Uses (Table 1). The item is to be added to the Subcommittee's current “Queue” sheet (available at the Land Use Office).

Vice Chair A. Kelley made a motion to certify the regulative document updates complete as submitted. A. Gaudiello seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

NON ACTION ITEMS

- 4. (Light Pastry Business)** Request by applicant for preliminary discussion for a light pastry business at his home on a 1.99 acre site located on 126 Pond Hill Road (Map 207, Lot 29) in the General Residential (GR) Zoning District. Applicant: Patrick Brideau; 126 Pond Hill Road; Barrington, NH 03825.

Patrick Brideau approached the Board for a preliminary discussion regarding a future light pastry business proposed to operate out of a home located at 126 Pond Hill Road during the school vacation months of the year. Brideau stated that he is aware of the required “Homestead License” issued by the State of New Hampshire but asked that the Board provide guidance regarding the municipal process.

After some discussion, the Board agreed that the project appears to fall under Zoning Ordinance Section 7.3, Home Occupation. Pursuant to Section 7.3, if a proposed home occupation complies with the seven (7) provisions of the section, as determined by the Zoning Administrator, authorization may be granted by the Building Inspector. The proposed use must also comply with all other applicable local, state and federal regulations.

Town Administrator J. Scruton advised the applicant(s) that a State of New Hampshire Hawker & Peddler License may be required for the proposed business.

Chair J. Huckins advised the applicant to seek guidance from the Code Enforcement Officer/Building Inspector and stated that the Barrington Fire Department must be notified of the project.

A. Gaudiello made a motion to certify that the Planning Board found the proposed light pastry business at 126 Pond Hill Road constitutes a Home Occupation under Zoning Ordinance Section 7.3. Ex-officio D. Hatch seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

- 5. (Turbocam)** Request by applicant for preliminary conceptual discussion on a 30.87 acre site located on Franklin Pierce Highway (Map 234, Lot 1) in the Village District (VD) Zoning District. Applicant: Wayne Morrill, Jones & Beach Engineers, Inc., P.O. Box 219; Stratham, NH 03885.

Wayne Morrill (Jones & Beach Engineers, Inc., P.O. Box 219; Stratham, NH 03885), approached the Board for a preliminary conceptual design review in preparation for formal plan submittal. Morrill reminded the Board that this project will result in the creation of three (3) town owned lots and three (3) light industrial lots to be retained by Turbocam. A twenty four (24) foot wide, one thousand (1000) foot long roadway with four (4) foot shoulders is proposed as part of the six (6) lot subdivision.

Morrill stated that in addition to the future subdivision plan, a concurrent site plan for the development of proposed lot #3 will be submitted for review by the Board. Morrill informed the Board that the plan submittal will take phasing into account as well as the future final build-out of the property. Morrill informed the Board that the plan will call for a 200,000 gallon Cistern for fire protection as well as cooling needs. Underground utilities are proposed as well as a gravel access road to a rear lot which may have future development potential.

Town Administer J. Scruton advised the applicant to consider relocating the proposed fire hydrant utility to the front of the property to allow for ease of access by Fire Department personnel.

Barry Gier (Jones & Beach Engineers, Inc., P.O. Box 219; Stratham, NH 03885) approached the Board to discuss the proposed drainage system for the roadway under the subdivision plan. Gier informed the Board that drainage flows from the property will essentially be split, with gravel wetlands treating and detaining stormwater at both ends of the site.

Morrill informed the Board that a previously issued state wetland permit has recently expired and assured members that all required permits will be issued, including such permits from the town of Barrington. Morrill understood that due to wetland buffer impacts which will occur during the construction of the roadway, certain municipal permits will be required.

Morrill stated that the plan will document all pertinent easements within the property, including, but not limited to, overflow parking, public access walking trails, and drainage. In addition, hot water will be supplied by way of underground piping to power the heat/hot water of future buildings on the three (3) municipally owned lots.

B. Gier asked the Board for guidance relative to requirements for Conditional Use Permits under the current Zoning Ordinance, as well as length requirements for the proposed cul-de-sac. After some discussion, the Board advised Gier that a Conditional Use Permit is required for wetland buffer impacts which are proposed to occur during roadway construction under the subdivision process. A Conditional Use Permit is required under the Site Plan review process for the use to be located within the Village District (VD) Zoning District. Additionally, the Board reviewed the proposed cul-de-sac and agreed that the current length is compliant.

Chair J. Huckins suggested that the applicant may want to depict the buffer which will be provided to existing residential uses abutting the project in order to ease potential concerns at the time of public hearing.

REPORT FROM THE PLANNING DEPARTMENT

Town Administrator J. Scruton informed the Board that interviews for the Town Planner position will be occurring on Wednesday, June 20, 2012.

COMMUNICATIONS RECEIEVED

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 12, 2012 Meeting Minutes as amended. G. Calef seconded the motion which passed with a vote of six (6), to zero (0), with one (1) abstention.

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 26, 2012 at the Barrington Early Childhood Learning Center.

A. Gaudiello made a motion motioned to adjourn the June 19, 2012 meeting of the Barrington Planning Board at 8:45 p.m. Ex-officio D. Hatch seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

Respectfully submitted,

Gregory M. Jones
Transcriptionist