



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

**TUESDAY JUNE 26, 2012
6:30p.m.**

MEETING MINUTES

PRESENT: John Huckins, Chair
Alan Kelley, Vice-Chair
Dawn Hatch, Ex-Officio
Anthony Gaudiello
George Calef
Jackie Kessler
Stephen Jeffery, Alternate

ABSENT: Steven Oles, Alternate

STAFF John Scruton, Town Administrator
Greg Jones, Transcriptionist

GUESTS: None

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 26, 2012 Public Hearing of the Barrington Planning Board to order at 6:30pm.

MINUTES REVIEW AND APPROVAL

1. Approval of June 19, 2012 Meeting Minutes

G. Calef made a motion to approve the June 19, 2012 Meeting Minutes under as submitted. Vice-Chair A. Kelley seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

REVIEW OF PLANS

- 2. SR12/416 (Toy Tech-Heidi & Shawn Atkinson)** Request by applicant to present a proposal to construct a 40 x 60 s.f. building for the operation of Automotive Service Station, Repair Garage and all motorized propelled vehicles on a 1.59 acre site located at 10 Commerce Way (Map 250, Lot 85) in the Regional Commercial (RC) and Stratified Drift Aquifer Overlay (SDA) Zoning Districts. Applicant: Jason Pohopek, Pohopek Land Surveyors, LLC; 42 Flagg Road; Rochester, NH 03867.

Chair J. Huckins directed the Board to application Site Plan materials for a proposal to construct a 40 x 60 square foot building for the operation of an Automotive Service and other motorized vehicle Service Station at 10 Commerce Way. Upon review of the submitted materials, the Board agreed that the applicant must provide or clarify the following:

- All deed documents (covenants/easements etc.) which apply to Commerce Way must be supplied to the Planning Board for review prior to final approval.
 - A drainage plan/analysis should be supplied to the Board prior to final approval.
 - A waiver for the proposed construction of a gravel driveway will be required.
 - The date of plan must be updated with final submission.
 - Clarify if a Variance from the Zoning Board of Adjustment is being sought for this application.
 - Clarify note regarding storage of parts or scrap materials on-site. Confusion regarding the intent of this note is apparent.
 - Note State septic design approval numbers on plan set.
 - Note the roadway status on the plan (*i.e. Class V/VI roadway*).
 - Depict the roadway dimensions on the plans.
 - Provide the area of lot in square feet.
 - Show that the proposed gravel driveway is paved in from the road by at least sixteen (16) feet.
 - Provide Material Safety Data Sheets (MSDS) for this land use.
 - Clarify further the intent for treatment, containment, and storage of hazardous materials which may be present on-site. The site is located within the Stratified Drift Aquifer (SDA) Overlay Zoning District.
 - Revise purpose statement to be consistent throughout application materials.
 - Provide signage application materials if signage will be present.
 - Provide lighting plans which show that adequate illumination has been provided for safety (0.5 Lumen) and light pollution concerns have been addressed.
 - Spellcheck should be performed on the submitted plans prior to formal approval as several spelling mistakes exist throughout.
- 3. 12/620 (Proposed Municipal and Light Industrial Subdivision)** Request by applicant for a six lot Subdivision on a 30.88 +/- acre site located on Franklin Pierce Highway (a/k/a Route 9) (Map 234, Lot 1) in the Village District (VD) and Stratified Drift Overlay (SDA) Zoning Districts. Applicant: Eliot Wilkins, Turbocam, Inc.; 607 Calef Highway, PO Box 830; Barrington, NH 03825.

Chair J. Huckins directed the Board to application Subdivision Plan materials for a proposal to subdivide a 30.88 acre site on Franklin Pierce Highway into six (6) lots. Upon review of the submitted materials, the Board agreed that the applicant must provide or clarify the following:

- Provide a completed abutters list.
 - All deed documents (covenants/easements etc.) must be supplied to the Planning Board for review prior to final approval.
 - Provide updated road names on plan - consistent with E-911.
 - Revise Planning Board approval block - space must be blank.
 - Update submitted Vicinity Sketch - Road names must be consistent with E-911.
 - Monuments must be shown on the plans - clarify the existence of monuments.
 - Show signage design/submit sign application materials.
 - Show Route 9 right-of-way width.
 - Show roadway pavement width.
 - Show dimensions and boundary of all easements.
 - Provide details for the proposed Cistern fire protection system.
 - Clarify the intent for traffic flow pattern (one way/two way). Should one-way traffic flow pattern be proposed; submit waiver of Subdivision Regulations Section 15.1.2.
- 4. SR12/417 (Proposed Municipal and Commercial Development)** Request by applicant to construct a 93,000 s.f. light industrial building with 235 parking spaces located on a proposed subdivision on Franklin Pierce Highway (a/k/a Route 9) (Map 234, Lot 1) in the Village District (VD) and Stratified Drift Aquifer Overlay (SDA) Zoning Districts. Applicant: Eliot Wilkins, Turbocam, Inc.; 607 Calef Highway, PO Box 830, Barrington, NH 03825.

Chair J. Huckins directed the Board to the Site Review application materials for the proposed construction of a 93,000 square foot light industrial building and parking area at a site on Franklin Pierce Highway (the subject lot is currently within subdivision review process – application reference **12/620**). Upon review of the submitted materials, the Board agreed that the applicant must provide or clarify the following:

- All comments as listed above for 12/260 are to be applied to this application also.
- Update plan notes to reference the Town of Barrington. Currently the town of Epping is referenced.
- The proposed driveway separation must be addressed – applicant should be advised.
- Update the Planning Board approval block – Space for signature must be blank.
- Supply elevation drawings for the proposed 93,000 square foot building.
- Provide signage design/application materials for this land use.
- Specify justification for excess parking spaces on plan.
- Clarify how/if the plan will stay under the 60% maximum lot coverage threshold (impervious surface) requirement as the project is within the Village District (see Zoning Ordinance Table 2, Table of Dimensional Standards). A Variance may be required should this requirement be un-attainable.
- Third party review of parking lot design, drainage, and other design elements will be required.

REPORT FROM THE PLANNING DEPARTMENT

Town Administrator J. Scruton informed the Board that the Board of Selectmen selected Marcia Gasses for the position of Town Planner and stated that she will be starting at the end of July or beginning of August, 2012.

COMMUNICATIONS RECEIVED

After some discussion, the Board agreed that July 24, 2012 is an appropriate date for the month's public hearing. Third-party review of recently submitted plans is currently underway and will likely not be completed in time for a July 10, 2012 public hearing.

Chair J. Huckins directed the Board to a recent electronic correspondence from the Land Use Office relative to the Stonehouse Pond Baking Company's request for a signage replacement in light of upcoming July public hearing deadline. After a review of submitted materials, the Board found there to be some confusion relative to the replacement signs compliance with applicable signage regulations. The Board agreed that if application materials for this signage change are submitted within fifteen (15) days prior to July 24, 2012, it shall be placed posted for that public hearing.

REPORTS FROM OTHER COMMITTEES

There were no reports from other committees at this time.

UNFINISHED BUSINESS

Chair J. Huckins affirmed J Kessler's request to the Town Administrator that three-ring binders be provided to all members, and will include copies of the town's current Zoning Ordinance, as well as Site Review and Subdivision Regulations. An office copy of said binder is to be archived at the Land Use Office for public reference. Town Administrator J. Scruton agreed that the purchase of ten three-ring binders for the stated purpose is warranted.

After some discussion, the Board agreed that the formal vote on new Planning Board Officers shall take place at the Board's July 24, 2012 meeting.

Town Administrator J. Scruton informed the members that the Board of Selectmen has appointed J. Kessler a full member and S. Jeffery as an alternate. Both appointments shall be a three (3) year term.

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

5. SR 06/312 (Site Plan Excavation & Reclamation for Michael Davis) Applicant to provide status update to Planning Board for reclamation and excavation at 4 Smoke Street (Map 234/Lot 26), a 2.18 site, located in the Village District (VD) and Stratified Drift Aquifer Overlay (SDA) zoning districts. Applicant: Michael Davis Realty; 2 Otis Street; Somersworth, NH 03878.

The applicant was not present to provide an update. After some discussion, the Board agreed that the Code Enforcement Office/Building Inspector should be involved in the administration of site stabilization for the 4 Smoke Street property.

A. Gaudiello made a motion to request the Code Enforcement Office/Building Inspector to inform Mr. Davis of the Planning Board's desire to site stabilization at 4 Smoke Street and to collaborate and facilitate said stabilization in pursuit of regulatory compliance. Vice- Chair A. Kelley

seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

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, July 10, 2012 at the Barrington Early Childhood Learning Center.

Vice-Chair A. Kelley made a motion to adjourn the June 26, 2012 meeting of the Barrington Planning Board at 9:45 p.m. G. Calef seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

Respectfully submitted,

Gregory M. Jones
Transcriptionist