



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

**TUESDAY JULY 10, 2012**

**6:30p.m.**

**MEETING MINUTES**

- PRESENT:** John Huckins, Chair  
Alan Kelley, Vice-Chair  
Dawn Hatch, Ex-Officio  
Anthony Gaudiello  
George Calef  
Steven Oles  
Stephen Jeffery, Alternate
- ABSENT:** Jackie Kessler
- STAFF** John Scruton, Town Administrator  
Marcia Gasses, Planning and Land Use Administrator  
Greg Jones, Transcriptionist
- GUESTS:** Barry Gier PE; Jones & Beach Engineers, Inc., P.O. Box 219; Stratham, NH 03885  
Wayne Morrill; Jones & Beach Engineers, Inc., P.O. Box 219; Stratham, NH 03885  
Jason Pohopek; Pohopek Land Surveyors and Septic, LLC; 42 Flagg Rd., Rochester, NH 03839  
Bruce Pohopek; Pohopek Land Surveyors and Septic, LLC; 42 Flagg Rd., Rochester, NH 03839  
Scott Mitchell; the Three Socios LLC, 321D Lafayette Road, Hampton, NH 03842  
Diane Senechal; Barrington  
Rick Senechal; Barrington  
Dan Feddericho; Barrington  
Scott Dunn; Barrington  
Sandra Dunn; Barrington  
Denise Fecteau; Barrington

Joe Mixon Barrington  
Bob Garnet; Barrington  
Shawn Atkinson; Barrington  
Heidi Atkinson; Barrington  
Rep. Bill O'Connor  
Phyllis Woods; Barrington  
Eliot Wilkins; Barrington  
Doug Patteson; Barrington  
Joe Bystrek; Barrington  
Chris Kelliher; Barrington  
David Hegarty; Barrington  
Susan Gaudiello; Barrington  
Lance Augheny; 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 July 10, 2012 Public Hearing of the Barrington Planning Board to order at 6:30pm.

Chair J. Huckins delegated alternate S. Jeffery as the seventh Planning Board member.

Town Administrator J. Scruton introduced the Town's new Planning and Land Use Administrator Marcia Gasses to the Board and members of the public. Marcia will be starting full time during the last week of July, 2012.

**MINUTES REVIEW AND APPROVAL**

**1. Approval of June 26, 2012 Meeting Minutes**

**Vice-Chair A. Kelley made a motion to review the June 26, 2012 Meeting Minutes under the Unfinished Business portion of the agenda. S. Oles seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.**

**REVIEW OF PLANS**

- 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.

**Request by applicant to continue to July 24, 2012**

**A. Gaudiello made a motion to grant the applicant's request for continuance to the July 24, 2012 meeting of the Board. Ex-officio D. Hatch seconded the motion which passed unanimously with a vote of six (6), to zero (0) against with one (1) abstention.**

- 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.

**Request by applicant to continue to August 7, 2012**

**Vice-Chair A. Kelley made a motion to grant the applicant's request for continuance to the August 7, 2012 meeting of the Board. S. Oles seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

**4. 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

G. Calef recused from discussion.

Scott Mitchell approached the Board to present a summary of project proceedings which have occurred over the past several months. Mitchell reminded the Board that concerns relative to plans for the existing median strip on Route 125, as it relates to the project's access point, has been a challenge for the development team. The project has been continued on several occasions in order to allow time for the development team to formulate a suitable access solution.

Mitchell informed the Board that his project team has met with town safety officials, New Hampshire Department of Transportation (NHDOT) officials, Strafford Regional Planning Commission transportation staff and the Town Administrator in order to devise a compromise plan. The compromise plan proposes to retain the raised median strip and median break at George Calef Fine Foods, extend the median strip and create a holding lane for vehicles entering the site. Mitchell informed the Board that NHDOT has indicated preliminary design approval but has not yet issued a permit for curb-cut. Mitchell stated further that the Town public safety officials are satisfied with this plan and have reached an agreement with the development team.

S. Jeffery opined that pursuant to Site Review Regulations Section 4.8 **Access**, the plan may require compliance with town Subdivision Regulation Section 15.3.1 **Number of Access Point to Roads**, which requires a minimum frontage of 300 linear feet to construct two access points. Jeffery stated that pursuant to the town's Master Plan, the town desires the construction of service roads during site development to provide alternative access. Such a service road could be constructed to connect with Restoration Church. Jeffery stated that Pursuant to Site Review Regulations Section 4.8.2(3) **Driveways**, access points shall not be located closer than 150 linear feet from one another on the same side of the street in all zoning district except the Village District. This includes access point separation from abutting properties. S. Jeffery

S. Oles inquired as to the proposed separation distance between driveways as submitted. B. Gier stated that the current distance is eighty (80) feet from centerline to centerline.

Chair J. Huckins agreed that in order to comply with the required separation thresholds a waiver to Site Review Regulations Section 4.8.2(3) or an alternative design would be required.

S. Oles expressed concern with potential stacking issues which may arise as a result of this business be located in an already congested intersection. B. Gier opined that stacking will not be severe as a dedicated turning lane has been designed to alleviate this potential issue.

Mitchell informed the Board that the property has a deeded right to two access points. S. Jeffery opined that said deed is not relevant to the issue and that the applicant must comply with the current regulations. Mitchell stated that his development team has attempted to work with George Calef Fine Foods in order to limit access points, but was unable to come to an agreement.

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

G. Calef expressed a difference of opinion to S. Mitchell's previous statement regarding access cooperation and informed the Board that attempts to reach a suitable agreement that did not result in impacts to the George Calef Fine Foods property. Calef questioned how the subject property was able to attain a deed for two access points in light of the town's Memorandum of Understanding with the NHDOT regarding access points to the Route 9/Route 125 intersection. Calef expressed further concern for the increase in potential traffic hazards which may result from the addition of the proposed businesses.

Town Administrator J. Scrutin reminded the Board of Architectural Standards which may be addressed as part of the Site Review process or separately. Chair J. Huckins opined the architectural review should occur as part of the Site Review process and be subject to third party review. The Board agreed.

Mitchell stated that revisions to the Site Plan have been made and submitted to the Board for review. After some discussion the Board agreed that the newly submitted materials should be forwarded to the town's third party engineering consultant for review.

**A. Gaudiello made a motion to continue the application to the Board's September 11, 2012 Public Hearing. S. Oles seconded the motion which passed with a vote of six (6), to zero (0).**

**5. 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.

G. Calef returned to the discussion.

Jason Pohopek approached the Board on behalf of the applicant for a motorized & propelled vehicle repair business with a 40x60 square foot building constructed on a concrete slab. The plan calls for on-site septic and well, 8 parking spaces with appropriate lighting, walking path access for employee entrance and front entrance for clients. Pohopek submitted revised plans which have addressed many of the concerns raised at the Boards last review of the project.

In response to the Boards comments of June 26, 2012, Pohopek stated the following:

- All deeds have been supplied as requested. The project will be in conformance with all covenants.
- A waiver for the proposed gravel driveway will be submitted
- The plan date has been updated as requested
- The project will not be seeking a Variance from the Zoning Board of Adjustment
- State of New Hampshire Septic Approval is pending

- The roadway status has been noted on the plans (private)
- The revised plans now clarify the intent for scrap material storage
- The lot area has been provided as requested
- The gravel driveway will be paved in from the road by at least sixteen (16) feet as requested
- Storage locations for all hazardous materials will be supplied to the Fire Department and safety personnel and noted on plans
- Proposed signage for the business has not yet been designed. Such materials will be supplied at a later date.
- Lighting cut sheets have been provided to show lighting requirements have been met.

In response to the Board's June 26, 2012 statement that the plan should supply a drainage analysis/study, Bruce Pohopek approached to Board to inform them that the land is comprised of well drained gravel which conveys water readily. The subject property, like surrounding properties, is serviced by drainage swales and natural sheet flow. As with the surrounding properties, whether paved or gravel, Pohopek opined that a drainage study would serve little purpose.

Shawn Atkinson approached the Board to inform them that the proposed business will service all-terrain vehicles, dirt bikes, motorcycles, and nothing larger than light commercial trucks. The Board agreed that a note stating that the business will service no vehicle larger than light commercial trucks should be added to the plans.

S. Oles stated that the compaction rate of the gravel and surrounding land may limit the actual permissibility of site. Oles stated further that the submitted cut sheet for the proposed lighting plan should show all lighting on site.

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

Conservation Commission Chair J. Wallace expressed concern with potential impacts to the town's stratified drift aquifer caused by vehicles in disrepair. Wallace urged the Board to require a drainage study, reviewed by third party, in order to formulate a plan to protect the aquifer from contamination.

**A. Gaudiello made a motion to accept the application as complete. Ex-officio D. Hatch seconded the motion which passed unanimously with a vote of seven (7) to zero (0) in favor.**

S. Oles advised the stated that in order to alleviate concerns for the protection of the town's aquifer, oil water separation for the site's stormwater is important. Oles opined that a Professional Engineer should be retained to address this need and protect the town's drinking water from potential impacts.

Chair J. Huckins opined that a full drainage study may not be warranted in this specific case. Oles agreed that a full drainage study may not be necessary, but maintained his recommendation to provide for site mitigation.

Town Administrator J. Scruton stated that he will pose the questions of what the cost will be for answering the Board's inquiry regarding the need for treatment and seek a potential recommendation from the town's third party engineering consultant. The Board agreed.

**Vice-Chair A. Kelley made a motion to empower the Town Administrator to seek a cost estimate and possible guidance regarding the need for drainage study**

**and treatment of site stormwater for SR12/416. S. Oles seconded the motion which passed unanimously with a vote of seven (7) to zero (0) in favor.**

The Board agreed that upon receipt of correspondence from the town's third party engineering consultant, the applicant will have adequate information to proceed with project planning.

Chair J. Huckins asked that Town Administrator J. Scruton consult the town's legal counsel regarding the proper procedure for review of waivers.

**Vice-Chair A. Kelley made a motion to continue the application to the Board's August 7, 2012 Public Hearing. S. Oles seconded the motion which passed unanimously with a vote of seven (7) to zero (0) in favor.**

**6. 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 explained the Subdivision and Site Review process for the public in order to facilitate the clarification of any potential confusion.

Wayne Morrill (Jones & Beach Engineers, Inc., P.O. Box 219; Stratham, NH 03885) approached the Board on behalf of the applicant (Turbocam) for a six (6) lot subdivision on a thirty (30) acre town owned property which was previously approved for use as a gravel pit. Morrill stated that the plan will render three (3) lots as town owned (#5 #1 #3) and the three Turbocam lots (#2 #4 #6).

Access to the site will remain consistent with that of the approved gravel pit plan. Morrill informed the Board that a full traffic study will be performed to assess impacts of the project. A state driveway permit has been submitted to NHDOT for review. The plan calls for a 1000 linear foot cul-de-sac and a 400 linear foot gravel drive to access municipal lot #6.

A State of New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain (AOT) Permit application has been submitted for review as well as a state subdivision approval application.

Morrill stated that there will be a Special Use Permit for Construction in a Wetland Buffer submitted for impacts associated with the roadway. The Roadway will remain under town ownership. All lots are in conformance with the town's dimensional requirements

Barry Gier, P.E. (Jones & Beach Engineers, Inc., P.O. Box 219; Stratham, NH 03885) stated that the proposed drainage for the property is split approximately at the middle of the roadway. Gier stated that the front of the site and back of the site are both serviced by gravel wetlands which will satisfy state requirements and treat stormwater leaving the site. Gier informed the Board that a NHDES Standard Dredge and Fill permit will be required for proposed wetland impacts. Gier informed the Board that a Conditional Use Permit for said wetland impacts will be submitted for review with the hope of satisfying town requirements.

In response to the Boards comments of June 26, 2012, Gier stated the following:

- o All easements have been supplied as requested.

- Road names have been updated – consistent with E-911
- The Planning Board Approval Block has been corrected
- The Vicinity Sketch has been updated
- Monuments are now depicted on plans
- Signage details have been provided – A waiver for signage sign will be submitted
- The Route 9 right-of-way width has been shown on plans
- Dimensions of easements have been depicted on plans
- All easements are now listed on plans and dimensioned
- Plan calls for two way traffic pattern utilizing cul-de-sac
- Fire protection details details have been provided

Gier stated that the plans calls for a public hiking/walking trail located along the perimeter of the property, or other suitable location, to be constructed along with the development of individual lots within the subdivision.

Gier directed the Board to the July 6, 2012 review letter from the town's third party engineering consultant (Dubois & King Inc.). Gier stated that many of the comments were administrative in nature and not a problem to address. Gier inquired as to the applicability of note #3 regarding the recommendation for a note stating that the proposed subdivision shall not be further subdivided. Chair J. Huckins stated that the comment is not applicable. Gier inquired as to the need for easement plan for proposed side slope extensions which end beyond the right-of-way. After some discussion the Board agreed that said easement plan is desired.

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

Dan Feddericho approached the Board to inquire if the town's agreement with Turbocam Inc., has been posted on the town website. Town Administrator J. Scruton stated that he will be sure to post expeditiously. Feddericho requested that the Board exercise due diligence with regard to blasting activities, seek alternate locations for industrial development outside of a residential district and expressed concern with proper notice of meetings.

Scott Dunn approached the Board to express concern with the plan as he is a direct abutter to the project. Dunn stated that traffic impacts will be substantial and questioned the use of the Village District (VD) for industrial uses.

Diane Senechal approached the Board to express concern with impacts to property values of the abutting properties and quality of life of the landowners. Senechal informed the Board that tree removal, placement of fill and construction of roadway has already occurred on-site. Senechal expressed concern for potential sedimentation of an on-site pond, and contamination of the aquifer.

Town Administrator J. Scruton informed the Board and members of the public that Turbocam has been granted permission to perform the necessary preliminary site work to develop the plans needed for the subdivision and site plan process. An Intent-to-Cut permit through the State of New Hampshire has been granted for removal of trees. No construction beyond needs for preliminary access and testing is underway.

Rick Senechal approached the Board to express zoning concerns. Senechal stated that hazardous waste is a threat to groundwater quality and quantity and risks the welfare of surrounding properties.

Sandra Dunn approached the Board to express concern with regard to drainage issues which may arise as a result of the project. Chair J. Huckins informed Dunn that the town regulations requires that

drainage flows after site development not exceed the extent of drainage flows prior to development. The town's third party engineering consultant will review the proposed drainage plans to ensure against flooding/drainage concerns. Dunn expressed further concern for an apparent on-site cottontail rabbit population and surrounding wildlife communities.

W. Morrill informed the Board that a phase I Environmental Site Assessment has been completed and a Natural Heritage Bureau (NHB) data check has been performed on the site. The data check revealed the presence of a Blanding Turtle in the vicinity of the project.

Lance Augheny approached the Board to inquire if the new municipal lots can be converted to Light Industrial. Chair J. Huckins informed Augheny that the use of the lots is up to the Board of Selectmen. Augheny expressed concern with potential impact to Route 9 as a result of increased traffic from project. Chair J. Huckins stated that a traffic study will be completed for the project and additional studies may be required during lot development as well.

Conservation Commission Chair J. Wallace approached the Board to inform them that the Commission will be reviewing the project's NHDES Standard Dredge and Fill application at its next meeting. Wallace inquired as to the required open space which must be provided as part of the subdivision. Huckins stated that the entire perimeter of the property including recreational trails will be open space. Wallace recommended that language be included within the deed to reference the existence of said open space. Wallace expressed general concern with the marginal nature of the lots to be retained by the town. After a site walk, and review of materials, it appears that these lots are comprised largely of ledge.

**G. Calef made a motion to accept the application as complete. A. Gaudiello seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

**A. Gaudiello made a motion to continue the application to the Board's August 7, 2012 Public Hearing. Ex-officio D. Hatch seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.**

**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.

A. Gaudiello stated that he resides in close proximity to the existing Turbocam site and feels that there is no conflict of interest resulting from his review of materials.

A. Gaudiello made a motion to

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.

**A. Gaudiello made a motion to suspend all other business to the Board’s next meeting. S. Oles seconded them motion which passed unanimously with a vote of seven (7) to zero (0) in favor.**

**COMMUNICATIONS RECEIVED**

There were no communications to review at this time.

**REPORTS FROM OTHER COMMITTEES**

The Board agreed to review the June 26, 2012 meeting minutes at the Board’s next meeting. There were no reports from other committees at this time.

**UNFINISHED BUSINESS**

There was no unfinished business to review at this time.

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

**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 24, 2012 at the Barrington Early Childhood Learning Center.

**S. Oles made a motion to adjourn the July 10, 2012 meeting of the Barrington Planning Board at 9:45 p.m. Vice-Chair A. Kelley seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.**

Respectfully submitted,

Gregory M. Jones  
Transcriptionist