



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

**TUESDAY AUGUST 7, 2012
6:30p.m.**

MEETING MINUTES

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

ABSENT: None

STAFF John Scruton, Town Administrator
Marcia Gasses, Town Planner
Greg Jones, Transcriptionist

GUESTS: See Attachment #1

NOTE: THESE ARE SUMMARY ACTION MINUTES ONLY. A COMPLETE COPY OF THE MEETING AUDIO IS AVAILABLE THROUGH THE LAND USE DEPARTMENT

ROLL CALL

Vice-Chair A. Kelley called the August 7, 2012 Public Hearing of the Barrington Planning Board to order at 6:30pm.

MINUTES REVIEW AND APPROVAL

1. Approval of July 24, 2012 Meeting Minutes.

S. Oles made a motion to review the July 24, 2012 meeting minutes under the unfinished business portion of the agenda. J. Kessler seconded the motion which passed unanimously with a vote of (6), to zero (0) in favor.

Chair J. Huckins arrived to the meeting at 6:37pm.

ACTION ITEMS

- 2. 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: Matthew Jensen; 94 Blake Road; Epping, NH 03042.

A. Gaudiello made a motion to review agenda item #2 after agenda item #3 as the applicant is currently not present. Vice-Chair A. Kelley seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

Chair J. Huckins informed the Board that an approval from the NHDOT is currently pending and asked that the Planner provide a list of current outstanding items for this application.

Town Planner M. Gasses reminded the Board that the initial application was received on 9/20/2011 and has been continued on several different occasions over the past several months. Gasses stated that a Public Hearing was held on 6/5/2012 to discuss the application and review comments from the town's third party engineering consultant. In response to the third party review letter, the applicant provided further information, including catch-basin and oil/water separator details as requested. Gasses stated that if the Board approves this application, she would make the following recommendations:

- The location of all erosion control devices must be noted on the plans
- The plans must be signed and stamped by a Certified New Hampshire Wetland Scientist
- The NHDES subdivision approval number must be noted on the plans
- The location of proposed signage must be shown on plans
- NHDOT approved driveway permit information must be noted on the plans
- Provide schematic and dimensions all of proposed structures
- All municipal fees must be paid in full
- A full set of final plans must be submitted for certification

James Hanley (Civil Design Consultants, Inc., 37 Plaistow Road #7 Plaistow, NH 03865) approached the Board representing the applicant for a three-tenant office building at 6 Glass Lane. Hanley informed the Board that erosion controls have been added to the plans along with the NHDES subdivision approval number. Hanley stated that the proposed building height has been noted on the plans (35') and informed the Board that he is working with NHDOT to resolve current issues with the proposal.

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

Conservation Commission Chair J. Wallace approached the Board to inform them that the Commission has requested that a perimeter erosion control more stable than silt fencing has been recommended for this site due to the work area's close proximity to the on-site wetlands. J. Hanley informed the Board that the applicant will have no problem providing erosion controls such as hay bales or silt-sock to conform to the Commission's recommendation.

Chair J. Huckins closed the meeting to public comment.

After some discussion, the Board agreed that currently no additional issues are known. The Board agreed that the application should be continued to a date and time specific in order to provide the applicant time to address the Planner's comments and any other outstanding issues.

Vice-Chair A. Kelley made a motion to continue the application to the September 11, 2012 meeting of the Board. A. Gaudiello seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

- 3. 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.

Town Planner M. Gasses informed the Board that the applicant has requested a continuance to the September 11, 2012 meeting of the Board.

S. Oles made a motion to grant the applicant's request for a continuance to the September 11, 2012 meeting of the Board. Ex-officio D. Hatch seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

- 4. SR12/418 (Stonehouse Bakery Sign)** Request by applicant, Denis St. Pierre, to change an existing sign on a 2.3-acre site, located at 746 Calef Highway (Map 250, Lot 89) in the Regional Commercial (RC) Zoning District. Applicant: Denis St. Pierre, Managing Member, Homefront Bakery, LLC; PO Box 1670; Dover, NH 03820-4137

Town Planner M. Gasses informed the Board that the applicant has withdrawn the application. Town Administrator J. Scruton informed the Board that the applicant has requested a reimbursement from the town for application costs. After some discussion, the Board agreed that a percentage of the fees be returned in the amount of \$75.00.

G. Calef made a motion return exactly half (50%) of the sign application costs for recently proposed sign change at 746 Calef Highway. Vice-Chair A. Kelley seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

- 5. (Robert Caverly)** Request by applicant for a Section 9.6 Special Permit from the Zoning Ordinance for Construction in a Wetland Buffer on a 2.27 acre site located at 150 Young Road (Map 240, Lot 13.1) in the General Residential (GR) Zoning District. Applicant: Randy Orvis; Geometres Blue Hills, LLC; PO Box 277; Farmington, NH 03835.

Chair J. Huckins informed the Board that an opinion from the town's legal counsel relative to which governing body retains proper authority to regulate and grant Special Use Permits (SUP) within the town's wetland buffer under Section 9.6 of the Zoning Ordinance has been received. Town legal counsel opined that the Planning Board has the sole authority to grant said SUPs, even in the case of an after-the-fact application. Chair J. Huckins asked for a motion to certify legal counsel's opinion as that of the Board.

Vice-Chair A. Kelley inquired as to the proper procedural process for a SUP application. Kelley opined that the current process may not be in-line with Revised Statutes Annotated (RSA) 676:4(I)

Town Administrator J. Scruton stated that the SUP application have been and are currently being properly processed according to the town's legal counsel. Scruton informed the Board that the applications have been separately posted, within the prescribed time frame, and proper notification to abutters has been performed.

S. Jeffery stated that an after-the-fact SUP application cannot possible meet the conditions under Section 9.6 of the Zoning Ordinance in order to be granted such a permit. Specifically, it is impossible to certify that proper erosion controls were installed and maintained during construction to ensure against wetland and wetland buffer sedimentation.

G. Calef made a motion on the recommendation of the Town Attorney to certify that the Barrington Planning Board has sole authority to grant Special Use Permits within the town's protected wetland buffers under Section 9.6 of the current Barrington Zoning Ordinance. S. Oles seconded the motion which passed unanimously with a vote of seven (7), to zero (0) in favor.

Randy Orvis (*Geometres Blue Hills, LLC* P.O. Box 277. Farmington, NH 03835) approached the Board to seek and after-the-fact SUP for construction in a wetland buffer at a site located at 150 Young Road. Orvis informed the Board that the need for such a permit was overlooked when the parent subdivision project was under Planning Board review. Orvis stated that the current project will simply re-grade and stabilize a 50 foot section of disturbed area within the on-site wetland buffer.

Vice-Chair A. Kelley opined that it is not proper to issue a SUP without a recordable drawing to record the work which is taking place.

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

Conservation Commission Chair J. Wallace approached the Board to inform them of an 8/8/2012 memorandum from the Commission regarding this application and the use of proper erosion controls etc. Wallace expressed concern with the procedure for processing after-the-fact SUPs for Construction in a Wetland Buffer as a culture of forgiveness may overshadow the need for due-diligence on the part of the applicant.

Conservation Commission Vice-Chair P. Failing approached the Board to express concern with the existence of further disturbance past the 15 foot allowed area in proximity to the new structure. R. Orvis stated that this disturbance occurred with the installation of an on-site well which is permitted in a wetland buffer and this will be restored. The 15 foot area of disturbance will be re-graded and stabilized.

Len Caverly approached the Board and stated that it was his understanding that the disturbance could occur as long as an impervious surface was not installed.

R. Orvis stated that the re-grading will not re-direct on-site stormwater and informed the Board that the on-site residential structure is very close to the building envelope as displayed on the subdivision plan.

After some discussion, the Board reviewed the standards for the issuance of SUP for Construction in a wetland buffer under Section 9.6 of the Barrington Zoning Ordinance and agreed that conditions must be included in order to meet these standards. Appropriate erosion controls must be installed prior to construction. The Code-Enforcement Office must certify that erosion controls are in-place and that all disturbed area is stabilized upon project completion.

G. Calef made a motion to grant the requested Special Use Permit for Construction within a Wetland Buffer under Section 9.6 of the Zoning Ordinance with the following condition; the recommendations of the Barrington Conservation Commission and Town Planner be incorporated during construction. J. Kessler seconded the motion which passed with a vote of six (6), to zero (0) against with one (1) abstention.

- 6. 12/620 (Proposed Municipal and Light Industrial Subdivision)** Request by applicant for a Section 9.6 Special Permit from the Zoning Ordinance for Construction in a Wetland Buffer and a Section 3.4 Conditional Use Permit 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. Owner: Town of Barrington; PO Box 660; Barrington, NH 03825.

Ex-officio D. Hatch recused from discussion and Town Administrator J. Scruton stepped away from the meeting table.

Barry Gier, P.E. (Jones & Beach Engineers Inc., 5 Portsmouth Avenue, Stratham, NH 03885) approached the Board on behalf of Turbocam Inc., for a request for a SUP for Construction in a Wetland Buffer under Section 9.6 of the Zoning Ordinance, and a Conditional Use Permit under Section 3.4 of the Zoning Ordinance for a 93,000 square foot light industrial building where a 50,000 square foot building is the maximum for the Zoning District in which the project is proposed.

B. Gier informed the Board of the following:

- The subdivision plans have been updated in order to adhere to the comments made by the town's third-part engineering consultant.
- A traffic study has been completed and provided to the town for review
- A wildlife assessment has been completed for the property and submitted to the town for review
- The proposed roadway cross-sections have been provided and now show the proposed roadway shoulder width as requested
- Slope easements have been provided and are shown on the subdivision plans as requested
- The applicant is working with the Barrington Fire Department to satisfy town requirements for the proposed Cistern
- The applicant is working with the NH Department of Environmental Services (NHDES) in order to seek state subdivision approval from the NHDES Subsurface Bureau
- The applicant is working with NHDES to satisfy Alteration of Terrain requirements
- The applicant is currently coordinating with NHDOT to satisfy State driveway permitting requirements

Gier informed the Board that in addition to the SUP for Construction in a Wetland Buffer and Conditional Use Permit for the 93,000 square foot building, a Waiver for test pit requirements has

been submitted in order to decrease the amount of earth work needed which will alleviate concerns from abutters.

Gier informed the Board that comments from the town's third party engineering consultant were received just prior to the meeting and stated that the applicant would like a conditional approval for the subdivision plans and a decision on both municipal permits (SUP & CUP) and requested waiver for test pit requirements.

After some discussion, the Board agreed to address the SUP for Construction in a Wetland Buffer with this subdivision application but address the Conditional Use Permit under the Site Plan application for proposed lot #3.

B. Gier provided the Board with an explanation of the proposed wetland buffer impacts for which a Special Use Permit is being sought. Gier stated that there are wetland impacts associated with the roadway frontage, future development on proposed lot #3 as well as an impact on proposed lot #3. Gier stated that the wetland buffer impacts associated with the subdivision plan will occur on lot #3 and lot #1 in order to construct a required gravel wetland system.

S. Jeffery inquired if the possibility exists for re-locating the proposed cul-de-sac in order to avoid the need for the SUP and further protect the on-site wetland buffer. Gier stated that the re-design of the cul-de-sac is not impossible. Gier informed the Board but after several design scenarios were created during the design phase, the proposed scenario appeared to be the most appropriate.

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

Paul Purpora approached the Board to request clarification on the need for a Conditional Use Permit (CUP) for this application. Chair J. Huckins advised that the CUP is not part of this application.

Conservation Commission Chair J. Wallace informed the Board that the SUP permit applications have not yet been duly reviewed by the Commission. Wallace stated that the existing the perched wetland associated with one of the proposed SUP applications does not appear threatened. Wallace reinforced the Commissions previous comment that the dispensation of the "open space lot" should be addressed to ensure that it is in-fact retain as an open space lot. Town Administrator J. Scruton stated that the Board of Selectmen will retain the option to choose the intended use for the three municipal lots.

Marie Harris opined that the minor relocation of the proposed cul-de-sac appears to create issues for the plan and inquired as to why the Planning Board would require such an amendment. Chair J. Huckins explained that the conditions of Section 9.6 must be satisfied. Harris opined that the project is an asset to the town of Barrington.

Dave Senechel approached the Board to express concern with the proper protection of the surrounding aquifer. Senechel opined that the project is not in the spirit of the Barrington Zoning Ordinance and the voter's intentions for desired uses in the Village District (VD).

Chair J. Huckins closed the meeting to public comment.

Chair J. Huckins suggested that the Board review both SUP applications for impacts proposed for lots #1 and #3. In order to grant a SUP permit, the applicant must show that all five (5) standards as listed under Section 9.6 of the Zoning Ordinance have been satisfied.

After some discussion, the Board agreed that pursuant to Zoning Ordinance Section 9.6 standard #1, the applicant must explain how the design team exhausted all reasonable alternatives to place the proposed cul-de-sac outside of the buffer zone.

In response to questions pertaining to standard #1, Wayne Morrill (Jones & Beach Engineers Inc., 5 Portsmouth Avenue, Stratham, NH 03885) stated that a myriad of alternatives were reviewed during the design phase of this project. Morrill stated that after consulting with the town Fire Department and staff, it was conveyed that the design met all town standards. In addition, an alternative cul-de-sac location may create drainage and safety issues which are avoidable with the proposed design. Barrington Fire Department Chief stated that as long as the fire apparatus can fit within the radius of the cul-de-sac, a relocation of said cul-de-sac is not an issue for the department.

B. Gier stated that standard #2 will be met as no structure is proposed.

Gier explained that standard #3 will be met as all erosion controls will be installed prior to disturbance, standard #4 will be met as a note has been added stating that all wetland buffer disturbance will be repaired upon completion of construction, and standard #5 will be met as a note stating that all mitigation measures will be implemented to minimize adverse impacts has been added to the plans.

J. Kessler made a motion grant the requested Special Use Permits for Construction within a Wetland Buffer under Section 9.6 of the Zoning Ordinance for both wetland buffer impacts associated with the roadway. G. Calef seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

After some discussion regarding the July 30, 2012 request for waiver of test pit requirement for proposed lots Chair J. Huckins opened up the meeting for public comment.

Members of the public inquired if the lack of test pits on this property will be unsafe in some way. Ex-officio D. Hatch informed the public that the requirement was initiated in order to identify the possible existence of two water systems which can occur. This property is largely sand and gravel throughout the site.

Chair J. Huckins closed the meeting to public comment.

J. Kessler Made a motion to grant the requested waiver to the town test pit requirements in order to reduce the number of pits from two (2) to one (1) and utilize the data collected for the state. A Gaudiello seconded the motion which failed with a vote of three (3), to three (3).

B. Gier directed the Board to the August 6, 2012 review letter from the town third party engineer (available at the Land Use Office). In response to this review letter Gier stated the following:

- The property owner's signature will be added to the plan set

- The proposed roadway name (Redemption Way) will be reviewed by the Board of Selectmen in the near future
- Items #3-#7 are not applicable to the Subdivision application.
- The Route 9 Right-of-Way (R.O.W.) location will be included on the plans and identified on all plan sheets
- The property bounds (markers) will be adjusted on the plans
- A traffic impact analysis has been submitted for review by town officials and third party engineering consultant
- An environmental impact analysis has been submitted for review by town officials and third party engineering consultant
- A hydrogeological study has not been requested by the Planning Board
- Additional information has been provided to the Barrington Fire Department
- A state driveway permit has been submitted to NHDOT
- A trail which had been proposed to extend along the perimeter of the subdivision has been removed from the subdivision proposal and will be implemented at the time of site plan for the individual lots
- Subdivision plan now includes maintenance easement information for the proposed side slopes in the drainage area
- Comments #18 and #19 will be addressed relative to required test pit operations

After some discussion, the Board agreed that the project team must comply with test pit requirements, provide NHDOT curb cut permit, and adhere to the remaining outstanding issues raised by the town's third party engineering consultant.

Vice-Chair A. Kelley Made a motion to continue the application to the August 21, 2012 meeting of the Board. S. Oles seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

- 7. SR12/417 (Proposed Municipal and Commercial Development))** Request by applicant for a Section 9.6 Special Permit from the Zoning Ordinance for Construction in a Wetland Buffer and a Section 3.4 Conditional Use Permit on Franklin Pierce Highway (a/k/a Route 9) (Map 234, Lot 1 and proposed Lots 1.1. & 1.3) 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. Owner: Town of Barrington; PO Box 660; Barrington, NH 03825.

Barry Gier ((Jones & Beach Engineers Inc., 5 Portsmouth Avenue, Stratham, NH 03885) approached the Board on behalf of the applicant for a proposed 93,000 square foot Light Industrial Manufacturing facility at proposed lot #3 of the proposed subdivision plan **12/620** (Proposed Municipal and Light Industrial Subdivision) on Franklin Pierce Highway. Gier reminded the Board that the project calls for the use of on-site septic and well, and 229 employee and customer parking spaces utilizing a combination of porous and standard heavy duty pavement. A revised set of plans has been submitted in response to the town's third-party engineering consultant's most recent review letter for this Site Plan application. Gier informed the Board that the applicant is also requesting one (1) SUP for Construction in a Wetland Buffer under Section 9.6 of the Zoning Ordinance, two (2) CUPs for the proposed use and to increase the maximum 50,000 square foot building size in the Village District (VD). Gier stated that in addition, the applicant is requesting a waiver of Site Plan Regulation Article 15.3.2(5) for driveway curbing requirements in order to provide no curbing at the entrances to the site and one waiver in order to provide two signs; one for the Turbocam facility and the other for the parent subdivision sign.

Attorney Sharon Somers (Donahue, Tucker & Ciandella, PLLC, 111 Maplewood Ave # D, Portsmouth, NH 03801) approached the Board on behalf of Turbocam Inc., to discuss the project's requested CUPs. In support of the issuance of the request CUPs for the proposed light manufacturing use and to increase the maximum 50,000 square foot building size in the Village District (VD) Somers stated the following:

- A CUP is permitted if the application is compliant with all standards set forth in Zoning Ordinance Section 3.4 & all other applicable Ordinances. The application is compliant with all Ordinances
- The use is authorized under the ordinance because it will be operating in conjunction with municipal facilities, and the operational impacts of the use will be similar to those of the municipal facility
- Once completed, the use will comply with all sections of the zoning ordinance other than building size for which we are seeking a conditional use permit. A noise study has been completed and the applicant has shown that the project will not endanger the public health, welfare, or safety in any way. The roadway corridor results in noise levels greater than that of operations to take place on lot #3. The use will track the current operation on Calef Highway, and since that use has not been shown to endanger public health safety or welfare, the proposed use will not be a threat.
- The proposed Light Industrial Manufacturing facility will not affect the monetary value of abutting properties. A report from real-estate appraiser Peter Knight (The Stanhope Group, LLC, Portsmouth, NH 03801) has been submitted for review which supports this claim. In addition, the Knight report supports the applicant's claim that the proposed use is compatible with surrounding residential land uses due to the manner in which Turbocam operates. The use will operate with "rolling attendance" so that there will not be large jumps in traffic at the end of the shifts, nighttime shifts are limited to 8 or so people and no truck deliveries are made at night.
- The proposed use will be no more obtrusive than the town's current use of the property
- The Turbocam manufacturing facility is not to be construed as a typical facility of this type and which might otherwise substantially devalue adjacent property values. The facility is extremely clean and the company retains an excellent public record in the Town of Barrington
- The proposed use type must be reviewed by the Board as compared to those which are allowed in the District as a matter of right. Small scale commercial establishments are allowed such as drug stores, grocery stores, gas stations, nursing homes and restaurants. Each of these uses has the potential for traffic and noise impacts and to a greater extent given the hours of operation of each type.
- The commercial uses intended for this district permitted by right are in-line with the proposed project as the business attributes will be similar, if not less intrusive on abutters
- The proposed use will not affect pedestrian or highway safety. A traffic study has been submitted which supports this claim. The project will be creating a roadway for access to the site and pedestrian traffic on site will be reviewed for safety by site review.
- The proposed project for lot #3 will not affect the environmental resources of Barrington. An environmental study has been completed for the property. Wetland buffer impacts have been addressed. The report indicates that the impacted wetland for lot #3 is not of high functional value.
- Public utilities will not be affected. The proposed roadway, to be installed at the applicant's expense, will alleviate public expenditure.
- A more significant vegetative buffer, or other fencing alternative, can be provided in order to further protect abutting residential properties from concerns over potential

disturbances. The developer is removing the walking trail from this site in order to allow more physical space and flexibility for an appropriate buffer to protect the abutters.

Chair J. Huckins opined that the major issue included in the list of above is the need for additional buffer area to surrounding residential properties. B. Gier informed the Board that a six (6) foot tall stockade fence with an elevation of 205-208 feet has been proposed around the top of lot #3 in order to increase the perimeter buffer area to address concerns of neighbors.

D. Senechel opined that the parking lot configuration should be re-configured in order to provide adequate buffer from his property. Senechel expressed further concern with the potential for high noise levels associated with on-site generators and lack of buffer to his property.

Peter Knight (The Stanhope Group, LLC, Portsmouth, NH 03801) approached the Board to inform them of the performed methodology used to generate the real-estate impact report for this property. Knight explained that the town's regulations have very specific criteria for granting a CUP. The project must show that it will not "substantially" diminish the values of surrounding properties. Knight stated that after a review of common definition for "substantial" he determined that 50% must be met in order to be classified as "substantial". Knight stated that he shares the abutters concern, however the regulations are subjective with regard to determining how substantial an impact will be. Knight opined that there is adequate buffer to surrounding properties; the proposed facility operations will be much more-quiet than similar facilities due to Turbocams operation methods. After several site visits to check noise and safety issues, Knight stated that he found the roadway and associated truck traffic to be more of a burden with regard to noise levels than the proposed facility. Knight stated that he found no reason to be concerned for the potential for noxious odors and after a thorough review of all property attributes and proposed uses, the "substantial" loss of value test was not achieved. Knight opined that the Dunn and Labbe properties will be visually affected more than other abutting properties.

Attorney Gregory D. Wirth (100 Main St # 240 Dover, NH 03820) approached the Board on behalf of abutters Scott and Sandra Dunn. Wirth opined that the proposed 80' buffer area around the perimeter of the site is not of adequate size to protect residential properties from a 93,000 square foot machine manufacturing facility. Wirth stated that the proposed project is not in-line with Zoning Ordinance Section 2.2.3 and does not propose a facility similar to those specifically allowed in Zoning Ordinance Section 3.3.4(1). Wirth opined that by using common sense, it is easy to see that this proposed facility does not fit with the intentions for the Village District (VD) and will impact the public health, safety, welfare, and property values of Barrington residents due to the size of the facility, proposed uses (truck traffic etc.) and in-compatibility with surrounding residential uses. Wirth supplied the Board with an August 7, 2012 letter of opinion from Terrie Hale, an Associate Broker with the Better Homes and Gardens - Masiello Group (see Attachment #2). As proposed, Wirth opined that this application does not meet the standards of the Town of Barrington.

Attorney Somers rebutted the statements of Attorney Wirth stating that the topography of the site shields most of the abutters from site of the building, and that proposed vegetative buffer should provide protection for the remainder. Somers stated that the use is not a machine shop, and does not operate like a machine shop. Somers stated that the uses allowed by right in the Village District could actually be more intrusive to abutters than the one proposed. Somers also stated that the Knight report on valuation of abutting properties should be given greater weight than that of the broker report.

S. Oles suggested that the Board, applicant, and interested members of the public should be afforded the opportunity to visit the site in order to gain further knowledge of the site conditions. The Board agreed to schedule a site walk at the property for August 14, 2012 at 6:30 p.m.

Vice-Chair A. Kelley made a motion to schedule a combined site walk of the existing and proposed facilities for Tuesday August 14, 2012 at 6:30pm. A. Gaudiello seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

G. Calef made a motion to grant the requested Conditional Use Permit to approve the use as a light manufacturing facility on this property. J. Kessler seconded the motion which passed with a vote of five (5), in favor to one (1) against.

A. Gaudiello made a motion to table review of the proposed Conditional Use Permit for the proposed 93,000 square foot facility until after the site walk. S. Oles seconded the motion which failed with a vote of three (3) in favor to three (3) against.

J. Kessler made a motion to grant the requested Conditional Use Permit for the proposed 93,000 facility. G. Calef seconded the motion which passed with a vote of three (3) in favor, to zero (0) against with three (3) abstentions.

A. Gaudiello made a motion to continue the application to the August 21, 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

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

COMMUNICATIONS RECEIVED

There were no communications to discuss at this time.

REPORTS FROM OTHER COMMITTEES

There were no reports from other committees at this time.

UNFINISHED BUSINESS

G. Calef made a motion to table the review and approval of the July 24, 2012 meeting minutes. 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

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, August 21, 2012 at the Barrington Early Childhood Learning Center.

A. Gaudiello made a motion to adjourn the August 7, 2012 meeting of the Barrington Planning Board at 10:45 p.m. J. Kessler seconded the motion which passed unanimously with a vote of six (6), to zero (0) in favor.

Respectfully submitted,

Gregory M. Jones
Transcriptionist

Attachment #1

Members - Attendance and Status

Date of Meeting: Aug 7, 2012
 Place of Meeting: PLB - Meeting Room
 Scheduled Time of Meeting: 6:30pm
 Time Meeting Adjourned: _____

Members Identification	Present at Convene	Departed Early Time	Comment
John Huckins, Chr	✓		
George Calef	✓		
Alan Kelley, Co-Chair	✓		
Dawn Hatch, Ex-officio	✓		
Tony Gaudiello	✓		
Steve Oles	✓		
Jackie Kessler	✓		
Stephen Jeffery ALT	✓		

Staff Present			
John Scruton	✓		
Greg Jones	✓		
Marcia Gasses-Town Planner	✓		

Public-Print Name	Address & Phone #	Case Name	Email Address
Carol Ann Plamondon	160 Main St. Waukegan, IL		
Paul Pappas	41 Kelly Lane		
Denise Fecteau	23 Kelly Ln		
Diane Seneca	19 Kelly Ln		
Bob Seneca	19 Kelly Lane		
Colleen Kitchell	901 Franklin St. Waukegan, IL		
Dennis Matthews	24 Locke Hill Ln		
MARIE HARRIS	31 LOIS LANE		
Dennis Malloy	112 SOLINE AVE		
Jeremy Labbe	837 Franklin Street		
Charles Cleaveland	130 Malloy Rd		

ROBERT LAWSON	160 Main St. Waukegan, IL	Coverly	
RANDY ORIN	Franklin Ave. Waukegan, IL		
Robert Meyer	Shady Ln		
Tom Billette	Mars Rd	Turbocam	
Scott Jovan	843 Frankia Kenilworth, IL		
Gregory D. With	100 Main St. Ste 200	412.620.1247	gwith@gwithklaw.com
WAYNE MOERILL	P.O. Box 2209, Dover, NH	TURBOCAM	WMOERILL@JAMESANDBOUCH.COM
ELIOT WILKINS	335 Lakeside Ave	TURBOCAM	ELIOT.WILKINS@TURBOCAM.COM
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DAN NORONHA	644 FRANKLIN ST. WY	TURBOCAM	dan@djanoronha.com
Michael Noronha	7 Hawk Mill Rd. Melbury	Turbocam	
MARIAN NORONHA	"	"	
MIKE CLARK	20 SHADY LAKE		
Tim Noronha	7 HOOP HILL RD. WOBURN	TURBOCAM	
Ron Fairley	17 Edgewood Dr	Coverly + Turbocam	

Attachment #2



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To whom it Concerns,

I have been contacted by Scott Dunn to give a professional opinion on the effect the large scale project of building the new "Turbo Cam" facility out behind his property will likely have on the value of his home and property.

Being his home located at 843 Franklin Pierce Highway, Barrington, NH, is a Single Family Residential home, it is my opinion as a NH Real Estate Broker that this this large of a facility will in fact cause his home to be worth quite a bit less than it would be without this facility built.

I understand the facility is to be somewhere in the range of 93,000sq ft. when complete. I have been informed the most recent plans for the 2 story building will locate the facility approximately 45 ft. from Scott Dunn's lot line with a total distance from his house of about 80 ft. Furthermore the access for the loading docks and driveway will only be 15ft set back from the property line.

Given the fact of the closeness of this working facility to the residential property line and the home, this will in fact be a major obstacle in the marketing and selling of this home. It is my opinion you will eliminate a very large percentage of the Buyer pool. Many Buyers will not even look at a property with this type of proximity to a large commercial facility.

In marketing this home for re-sale it will take a very attractive price to entice someone to live in a home a distance of 80 feet from a huge commercial facility with its loading dock so close to the back yard of the residential property.

Lastly this facility would not only lower the value of the property at 843 Franklin Pierce Highway, Barrington, NH, it certainly will have an enormous impact of the right of the homeowner to quiet enjoyment of his home and property.

Upon request I would be happy to provide a formal Broker Price Opinion of the current home value.

Respectfully,

Terrie Hale - Associate/Broker

