



BARRINGTON PLANNING BOARD MEETING
Early Childhood Learning Center
77 Ramsdell Lane, Barrington, NH
Tuesday September 25, 2012
6:30 p.m.

MEETING MINUTES

PRESENT: John Huckins, Chair
Alan Kelley, Vice-Chair
Anthony Gaudiello
George Calef
Stephen Jeffery, Alternate

ABSENT: Seven Oles
Jackie Kessler

STAFF; Marcia Gasses, Town Planner

GUESTS: None

ROLL CALL

Chair John Huckins called the September 25th, 2012 meeting of the Barrington Planning Board to order at 6:30 pm.

Members attending as stated above.
Stephen Jeffery will be sitting in for Steven Oles

MINUTES REVIEW AND APPROVAL

1. A. Approval of July 24, 2012 Meeting Minutes.

Alan Kelley made a motion to approve the July 24th minutes as amended. George Calef seconded the motion, which was passed with a vote of four (4) to zero (0) in favor. John Huckins abstained from the vote.

B. Approval of September 18, 2012 Meeting Minutes.

Alan Kelley suggested the amendments should be included in the minutes. Tony Gaudiello said there could be an attachment to the minutes showing the amendments.

Alan Kelley made a motion to postpone the approval of the September 18th minutes until the attachments showing the amendments are included. Tony Gaudiello seconded the motion, which passed with a vote of five (5) to zero (0) in favor.

REVIEW OF PLANS

2. 262-14-11-GR-12-SP (Rivers Edge of Barrington, LLC) Request by applicant for a Section 9.6 Special Permit from the Zoning Ordinance to allow driveway and a portion of parking turnaround to encroach into 50' wetland buffer on a .95 acre site located at 41 Cedar Creek (Map 262, Lot 14-11) in the General Residential (GR) Zoning District. By: David W. Vincent, LLS; Land Surveying Services.

Marcia Gasses expressed concern that the plans as presented, without construction details, don't show the full impact of the driveway. The plans and impact to wetland buffer were discussed.

Questions and issues to be addressed are:

- Ask the applicant to do a design of what the driveway will be.

- Could the extent of the driveway be on the neck of lot 14-10, which would take it out of the buffer?
- The Board would like clarification of why it's four lots instead of two.
- Clarification is needed from Peter Cook on his preference for one curb cut for two lots or one curb cut for four lots.
- Plans need to show all lots being serviced by the driveway.

There was discussion as to whether the application as presented is adequate or not and the procedure to be followed for special use application. John Huckins stated that the application as presented is adequate (as it addresses the wetland buffer issue), but for the Board to make a determination on the request more information is needed, as other issues were recognized during the discussion.

3. 210-57-GR-12-SR (Trinity Conservation-Gravel Excavation Operation)

Request by applicant to propose a Gravel Excavation Operation with access through Map 210, Lot 44 on a 100 acre site located on Green Hill Road (Map 210, Lot 57) in the General Residential (GR) Zoning District. By: Jeff Kevan; TF Moran, Inc.

The Board indicated that the plans are not complete. There is a need for accurate current data for the water table. New information (reclamation plan, etc.) will go before the State for approval. Marcia will be in contact with the applicant.

REPORT FROM THE PLANNING DEPARTMENT

4. Town of Barrington Text Amendments and Revisions to Subdivision Regulations.

The Board continued with revisions from the previous work meeting. Discussed was:

- Conflicting language in the zoning regulations (related to recreational vehicle, accessory use, primary use, dwelling unit). This was brought up by the zoning administrator. Tony Gaudiello will be in touch with Tom Abbott to discuss this.

- Signage as it relates to fees, size, illumination, distance from right of way, difference for state highways, and administrative approval versus Board approval.
- Minor site review and expedited contingencies for change of use. It was stated that anything that has to do with site has to come from the Planning Board. The Planning Board would define the criteria and designate and approve the process for possibly making this an administrative (Town Planner and Code Enforcement Officer) process.
- reference errors
- bonding and when it's required in the process
- architectural appearance and its definition
- site review uniformity of numbers for footage from center line related to residential or commercial construction
- criteria of exemption of site review for generators

(See attachment for specifics of above).

5. Review of Meeting Minutes Policy.

It was noted that RSA indicates the written record is the legal record. Discussed was what the minutes should reflect from the meeting.

Alan Kelley made a motion to keep the audio recording of Planning Board meetings indefinitely. Stephen Jeffery seconded the motion, which was approved with a vote of five (5) to zero (0) in favor.

6. Discussion of Architectural Standards.

John Huckins suggested working the Architectural Standards with the Site Review chapter 11 to make them consistent.

COMMUNICATIONS RECEIVED

Marcia Gasses mentioned that the appeal of conditional use on case # SR12/417 Turbocam has been filed and there will probably be a hearing in January at the earliest.

Also brought up was communication from Hearthside. Dubois and King did review it.

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

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 Planning Board is scheduled for October 2nd, 2012 at 6:30.

Alan Kelley made a motion at 10:35 to adjourn the September 25th meeting of the Planning Board. Tony Gaudiello seconded the motion, which was passed with a vote of five (5) to zero (0) in favor.

Note: These are summary action minutes and the legal record of the meeting. The audio recording is available for reference purposes in the Planning Office.

Respectfully submitted,
Patrice Lenzi