



BARRINGTON PLANNING BOARD MEETING
Early Childhood Learning Center
77 Ramsdell Lane, Barrington, NH
Tuesday October 2, 2012
6:30 p.m.

MEETING MINUTES

ROLL CALL

PRESENT: John Huckins, Chair
Alan Kelley, Vice-Chair
Dawn Hatch, Ex-Officio
Anthony Gaudiello
George Calef
Jackie Kessler
Steven Oles arrived at 6:34 p.m.
Stephen Jeffery, Alternate

STAFF: Marcia Gasses, Town Planner
Peter Cook, Road Agent

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

J. Huckins explained that Dawn Hatch would sit as the ex-officio as she is the alternate and Stephen Jeffery would sit for Steven Oles.

A motion was made by A. Kelley and seconded by J. Kessler to move discussion of the minutes until after agenda item six (6). The motion carried unanimously

ACTION ITEMS

- 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. By: Jason Pohopek, Pohopek Land Surveyors, LLC; 42 Flagg Road; Rochester, NH 03867.

Request by applicant to continue to November 13, 2012

A motion was made by A. Gaudiello and seconded by J. Kessler to continue the application to November 13, 2012. The motion carried unanimously.

Steven Oles arrived at 6:34 and Stephen Jeffery stepped down.

- 3. SR12/410 (Gas Station and Convenience Store)** Request by applicant to construct a 5,000 sf 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 Overlay (SDA) Zoning Districts. Applicant: The Three Socios, LLC; 321 D Lafayette Road, Hampton, NH 03842

Request by applicant to update board and continue to November 13, 2012

G. Calef recused himself. S. Jeffery sat for G. Calef

Barry Gier of Jones and Beach represented the applicant. Mr. Gier explained that the applicant had received State septic approval. The applicant was currently working with DOT for the driveway permit. They wished to continue to November 13th.

A motion was made by S. Oles and seconded by J. Kessler to continue the application to November 13. The motion carried unanimously.

- 4. 12-238/44 (Turbocam-Additional Parking Lot)** Request by applicant for a proposal to expand the existing parking lot with 58 parking spaces located at 607 Calef Highway (a/k/a Route 125) (Map 238, Lot 44) in the Village District (VD) Zoning District. Applicant: Don Fillebrown; Virtuous Realty, LLC; PO Box 830; Barrington, NH 03825. By: Barry Gier, P.E, Jones & Beach Engineers, Inc.; PO Box 219; Stratham, NH 03885.

A. Gaudiello recused himself from this application.

S. Jeffery to sit for A. Gaudiello

G. Calef seated

Barry Gier of Jones and Beach represented the applicant. He reported they had just received the report from Dubois and King, there were seven (7) items which they had to work through. A few changes needed to be made to the plans.

J. Kessler asked for clarification.

Mr. Gier explained there had been a mix up with the signature on the contract with Dubois and King and that he had just received their review comments at noon that day.

John Wallace asked why this application had not to Conservation Commission and if the lot was all impervious surface.

J. Huckins explained the application had been before the board for a couple of months.

Mr. Gier explained the application contained no wetland impacts and therefore had not been before the Conservation Commission.

A motion was made by S. Oles and seconded by A. Kelley to continue the application to November 13th. The motion carried unanimously

5. **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.

Request by applicant to continue to November 13, 2012

A motion was made by T. Gaudiello and seconded by J. Kessler to continue the application to the November 13, 2012. The motion carried unanimously.

6. **210-57-GR-12-SR Daniel Hussey (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.

D. Hatch recused from the application

Jeff Kevan of T.F. Moran represented applicant. The site is approximately 100 acres located in the General Residential (GR) District, and stratified drift aquifer district. The application is for a proposed gravel removal operation preserving the area within 250 feet of the Isinglass River. The project calls for the excavation of 60 acres long term, in 5-10 acre increments. Access to the proposed excavation site is through lot 210 map 44.

The plan is to widen the gravel road to 18 feet. Currently there was 3-5 acres of open area the plan was to open up ten (10) acres and then stabilize with some overlap taking place. The plan was to work a total of 60 acres.

Mr. Kevan explained that 3-1 slopes were shown on the plan, with a 20' deep cut. There was an area that could go to 50'. Kevan blocked out 10 acre areas on the plans depicting an initially clearing 6-7 acres and set up drainage. The applicant was not looking to direct drainage to the river

J. Huckins asked if drainage was to remain on site.

Kevan stated yes.

Kevan showed the road coming in. The applicant would install a construction entrance. Current gravel road 9-10 feet wide and will widen 4 feet on each side. Where the wetland existed, the gravel way would not be widened.

A. Kelley asked how many points of reduction existed.

Mr. Kevan showed a second point of reduction where they would use signage to control.

J. Huckins questioned the drainage.

S. Oles questioned the culvert design, concerned with the strength and coverage.

S.Oles questioned whether permit by notification would apply.

J. Kessler questioned the name – just the name of holding company, not conservation land involved.

J. Kessler asked for clarification of the location of the wetland crossings.

J. Huckins discussed the issue of bonding

J. Kessler questioned the final page of the plans.

Mr. Kevan explained a subdivision was just a possibility and explained the different thresholds for shoreland protection.

Mr. Kevan explained they just wanted to show that there was developable area.

J. Huckins asked for public input.

John Wallace – conservation commission wanted to see the wetlands.

Mr. Kevan explained the roadway and within the 250 Shoreland

John Wallace asked about the reclamation plan – just loamed and seeded with grass

Kevan explained the plan was to stabilize the surface.

Elizabeth Healey explained she lived across the river and it was a protected river. She asked if there had been an environmental impact study done or was one going to be done. There were two spots where the river drops really low. When the river floods she goes from 30 acres to 15 or 20. During the mother's day flood it rose to extent it may rise to fill the excavated area. She questioned the bridge on Green Hill it was one lane. Last time a similar project was before the board they would have had to go out on Hanscomeville Road.

J. Huckins explained the Technical Review Committee role.

Ms. Healey asked about the possibility of a rock crushing plant. The Isinglass River had since been designated a protected river.

John Wallace asked about notifying Dover and Rochester.

Bob Skibicki voiced concern with the egresses, questioning the possible use of 50' right of way that exited on Hansonville Road.

Mr. Kevan explained they would come back as plan moves forward.

M. Gasses explained the process.

J. Kessler asked for Cook's comments. She wanted to know whether the bridge had flooded in the past.

Cook stated the water did not make it over the bridge.

Mr. Kevan explained there was a 40' water grade change.

Mr. Kevan discussed the drainage, explaining they would be providing a point where it would go down to the river but believes the water would sit down on site and percolate.

Dawn Hatch – as a member of the public asked if 210- 58, 59, 70, 56, be notified as a courtesy.

J. Huckins asked if a motion was in order to notify Rochester & Dover as Project of Regional Impact

A motion was made by J. Kessler and seconded by S. Oles to notify Rochester and Dover as a Project of Regional Impact. The motion carried unanimously.

M. Gasses clarified the status of the application.

A motion was made by G. Calef and seconded by S. Oles to continue the application to November 13th. The motion carried unanimously.

MINUTES REVIEW AND APPROVAL

D. Hatch recognized as sitting back with the board.

A. Gaudiello suggested the board leaves the minutes as is until after the board comes to a decision point concerning the ZO, SR, & SUB changes.

A. Kelley asked to clarify they went to the end of ZO.

A. Gaudiello explained they went there and back.

A. Kelley felt they should have some content, should have first four pages that they were the first four pages that were discussed.

A. Gaudiello – talked about the decks & accessibility ramps – policy change for 5.2.1.1

A. Kelley suggested putting in as items of discussions and just reference.

1. Approval of September 11, 2012 (September 18, 2012) Meeting Minutes.

There was discussion by S. Oles. With statement that ZO and Site Regs were discussed.

A motion was made by A. Gaudiello and seconded by S. Oles to approve the September 18, 2012 meeting minutes with the statement that the Zoning Amendments were discussed.

G. Calef made note of a line were Gaudiello abstained when he had recused

The motion carried.

Let it be noted that the board approved the September 18th minutes not September 11th.

A motion was made by S. Oles and seconded by J. Kessler to recognize that the minutes being approved were September 18, 2012, not September 11, 2012 as discussed earlier; due to a typographical error. The motion is to approve with the corrections noted on September 25th.

S. Oles and D. Hatch recused

The motion carried.

B. Approval of September 25, 2012 Regular Meeting Minutes.

S.Oles recused from voting on the September 25, 2012 minutes.

J. Kessler asked if turnaround was one word.

J. Huckins – strike line 116

G. Calef - Gasses informed application appealed – should reference for clarity - line 134 -135 – the Turbocam conditional use applications as part of the site review with file number.

A motion was made by A. Gaudiello and seconded by A. Kelley to approve the September 25, 2012 minutes as amended. The motion carried 4-0 with J. Kessler and S. Oles, and D. Hatch abstaining.

REPORT FROM THE PLANNING DEPARTMENT

First Technical Review Committee will be held on Wednesday October3, 2012

Town had been served in Dunn vs the Town of Barrington on Case# 234-1-VD-12, the two Conditional Use permits.

Discussion on the Architectural Standards vs Guidelines Calef asked for clarification from Attorney

COMMUNICATIONS RECEIVED

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

Tuesday the 9th 6:30

A. Gaudiello – discussed some of the items, which still need be addressed including the ramp issue. Minutes and electronic communications among the board and electron record retention. Discussion ensued.

J. Huckins – discussions next week – site – sub – zo – rules of procedure

A motion was made by A. Gaudiello and seconded by S. Oles to adjourn at 8:20 p.m. The motion carried unanimously.

Submitted by:

Marcia J. Gasses
Town Planner & Land Use Administrator