



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

**TUESDAY October 9, 2012
6:30p.m.**

DRAFT MEETING MINUTES

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

ABSENT: Marcia Gasses, Planner & Land Use Administrator
Dawn Hatch, Ex-Officio
Steven Oles

STAFF Barbara Irvine, Land Use Secretary

GUESTS: None

ROLL CALL

Vice-Chair J. Huckins called the October 9, 2012 Public Hearing of the Barrington Planning Board to order at 6:30pm.

MINUTES REVIEW AND APPROVAL

1. Approval of October 2, 2012 Public Hearing Meeting Minutes.

G. Calef made a motion to approve the October 2, 2012 Public Hearing Meeting Minutes with changes. Alan Kelley seconded the motion the motion passed unanimously with a vote of five (5), to zero (0) in favor.

ACTION ITEMS

NONE

NON ACTION ITEMS

Received a request from Deerfield Leathers for a Retail Use of the Property location at 409 Franklin Pierce Highway (Map 238, Lot 19) formally Nicks Meadow Farm. The board agreed that they are a Retail Use and no need for Site Review.

Received a request from a new owner for the Property location on Calef Highway (Map 220, Lot 47) formally known as J & J Restaurant wanted to see if they needed Site Review or Permits to re hot top and repair the parking lot. The board agreed that they did not need to come before the board.

REPORT FROM THE PLANNING DEPARTMENT

2. Discussion of some of the items, which still need to be addressed including the ramp issue.
No decision at this item.
3. Minutes and electronic communications among the board and electronic record retention. Discussion ensued.
No decision at this item.
4. Discussion of the following items:
 - A. Site Review Regulations and B. Subdivision Regulations board, decided to discuss the Zoning Ordinance and then come back to these items.
 - C. **Zoning Ordinance**

The board discussed the Editor's Note:

A. Kelley made a motion to apply the Editor's Note to all three (3) Zoning Ordinance, Site Review and Subdivision to be brought to the Public Hearing. G. Calef seconded the motion passed unanimously with a vote of five (5), to zero (0) in favor.

2.1 Establishment of Zoning Districts- the changes have been made that was agreed upon by the board a couple of weeks ago.

A.Kelley made a motion to apply the changes to 2.1 Establishment of Zoning Districts (to be brought to the Public Hearing). G. Calef seconded the motion passed unanimously with a vote of five (5), to zero (0) in favor.

Formatting-

The board discussed that the previous format was changed when the Zoning Ordinance was retyped. The bullets need to be converted back to numbering the way it was in the previous Zoning Ordinance.

T. Gaudiello made a motion to reinstate previous format of the Zoning Ordinance to the way it was approved. A. Kelley seconded the motion, passed unanimously with a vote of five (5), to zero (0) in favor.

Table 2:

The board discussed where Table 2 location should be. Discussion to change it the way in was in the previous Zoning Ordinance as the beginning of Article 4 with the footnotes and chart on the same page.

A.Kelley made a motion to move Table 2 to Article 4 as presented by T. Gaudiello as a substantial change. T. Gaudiello seconded the motion, passed unanimously with a vote of five (5), to zero (0) in favor.

Item # 7 Definition for Accessibility Ramp:

The board had a discussion to add to the definitions in the Zoning Ordinance. This will be brought before the voters.

A.Kelley made a motion to bring to the Public Hearing as presented. T. Gaudiello seconded the motion, passed unanimously with a vote of five (5), to zero (0) in favor.

Item #8-Done

Item #9-Already Addressed

Item #10 Convenience Store with Fuel Pumps:

The board had a discussion to add to the definitions in the Zoning Ordinance. This will be brought before the voters.

T. Gaudiello made a motion to bring to the Public Hearing as presented. A. Kelley seconded the motion, passed unanimously with a vote of five (5), to zero (0) in favor.

Item # 11-Child Day Care Facility:

The board decided to add various types to refer back to Child Day Care Facility.

J. Huckins made a motion to leave as is to refer back to Child Day Care Facility. T. Gaudiello seconded the motion, passed unanimously with a vote of five (5), to zero (0) in favor.

Item#12-Skip

Item#13 Definition for Setback:

Board agreed with edits.

A.Kelley made a motion except with edits and bring to the Public Hearing. T. Gaudiello seconded the motion passed, unanimously with a vote of five (5), to zero (0) in favor.

Item #14-Definition for Structure:

Board agreed to amend the definition.

G. Calef made a motion to amend definition and bring to the Public Hearing. A. Kelley seconded the motion, passed unanimously with a vote of five (5), to zero (0) in favor.

Article 1.6:

Board agreed to strike out page 8 reason this is already on page 9. Board is going to follow up on what was voted.

3.3.4 Village District:

3.3.4 Is missing from the table of contents.

T. Gaudiello made a motion to add to table of contents. A. Kelley seconded the motion, passed unanimously with a vote of five (5), to zero (0) in favor.

Table 8-Village District:

The board discussed dropping the D in the table and change to just V. Defer to writing committee.

T. Gaudiello made a motion to defer to writing committee. A. Kelley seconded the motion, passed unanimously with a vote of five (5), to zero (0) in favor.

5.3 Nonconforming Uses:

The board decided to change the bullets back to numbering as it was before.

A.Kelley made a motion to change the bullets back to numbering as it before. Stephen Jeffery seconded the motion, passed unanimously with a vote of five (5), to zero (0) in favor.

15.3 Administration and Enforcement:

The board discussed that 15.3 was missing from the Table of Contents.

A.Kelley made a motion to add 15.3 to Table of Contents. G. Calef seconded the motion passed unanimously with a vote of five (5), to zero (0) in favor.

17.4 Definitions:

The board decided to move to Article 18 to go with all definitions.

T. Gaudiello made a motion to move to Article 18. A. Kelley seconded the motion, passed unanimously with a vote of five (5), to zero (0) in favor.

Recreational Vehicles:

J. Huckins will have a discussion with Code Enforcement, Tom Abbott to see how the board would write this so that the residents can use on their property.

Item #5-Zoning Ordinance accessibility ramp:

No decision at this item.

Item #6- 5.2.2 Special Exception for Accessibility Additions/ Structures.

The board had a decision.

T. Gaudiello made a motion to make changes. G. Calef seconded the motion, passed unanimously with a vote of five (5), to zero (0) in favor.

Real Estate Signs:

The board had a decision on removal of real estate signs.

Item #15-3.1.8 Signage:

The board had a discussion on signs and fees. The board will ask M. Gasses Town Planner, Marcia Gasses look into how other towns handle real estate sales.

A. Site Review Regulations:

Item# 17- 2.6.4 Hearing Process:

Board agreed to correct typographical error.

A.Kelley made a motion to correct the typographical error. G. Calef seconded the motion, passed unanimously with a vote of five (5), to zero (0) in favor.

Item #18- 2.5.13 Board Signatures:

The board agreed on word changes.

A.Kelley made a motion to change the word and bring to the Public Hearing. T. Gaudiello seconded the motion, passed unanimously with a vote of five (5), to zero (0) in favor.

Item #19- SR 3.9.8 SR 4.9.3 (2) SR 4.12.2 (9):

The board agreed that the Article 9 should be Article 8.

A.Kelley made a motion to change the Article 9 to Article 8. G. Calef seconded the motion, passed unanimously with a vote of five (5), to zero (0) in favor.

Item # 20-withdrawn

Item #21-Skipped

Item # 21-SR Figure 5:

Needs research on the meaning of overlap.

Item #22-SR Table 1:

Correct spelling of Sight.

G. Calef made a motion to correct the spelling of sight. A. Kelley seconded the motion passed unanimously with a vote of five (5), to zero (0) in favor.

Item # 25- Site Review Table 8:

The board agreed to reformat table 8.

A.Kelley made a motion to reformat Table 8. G. Calef seconded the motion passed unanimously with a vote of five (5), to zero (0) in favor.

Item #26 Small Generators:

Discussion to change to 15 kilowatts.

A.Kelley made a motion to change to 15 kilowatts. G. Calef seconded the motion passed unanimously with a vote of five (5), to zero (0) in favor.

B. Subdivision Regulations:

Item #27 15.1.3 Arrangement and 15.1.6 Access:

The board agreed to research task.

A.Kelley made a motion to research task. Calef seconded the motion passed unanimously with a vote of five (5), to zero (0) in favor.

Item # 28:

The board agreed that this needs more editing. Send to writing committee.

A.Kelley made a motion to send to writing committee. T. Gaudiello seconded the motion passed unanimously with a vote of five (5), to zero (0) in favor.

Item #29:

The Board agreed that the change needs to go to Public Hearing.

A.Kelley made a motion to bring changes to Public Hearing. T. Gaudiello seconded the motion passed unanimously with a vote of five (5), to zero (0) in favor.

Item# 30:

The Board agreed to bring change to Public Hearing.

A.Kelley made a motion to bring changes to Public Hearing. T. Gaudiello seconded the motion passed unanimously with a vote of five (5), to zero (0) in favor.

Item #31: 7.4 Additional Town Review:
Amendments were approved by the board.

A.Kelley made a motion to approve amendment changes.. T. Gaudiello seconded the motion passed unanimously with a vote of five (5), to zero (0) in favor.

Item# 32 Table of Contents:
The board agreed to correct spelling.

G. Calef made a motion to correct spelling. A. Kelley seconded the motion passed unanimously with a vote of five (5), to zero (0) in favor.

Rewrite ROP:
The board agreed to rewrite the ROP.

T. Gaudiello made a motion to rewrite the ROP. G. Calef seconded the motion passed unanimously with a vote of five (5), to zero (0) in favor.

REPORTS FROM OTHER COMMITTEES

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

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, October 16, 2012 at the Barrington Early Childhood Learning Center.

T. Gaudiello made a motion to adjourn the October 9, 2012 meeting of the Barrington Planning Board at 10:10 p.m. G. Calef seconded the motion which passed unanimously with a vote of Five (5), to zero (0) in favor.

Respectfully submitted,

Barbara Irvine
Land Use Secretary