



BARRINGTON PLANNING BOARD MEETING
Early Childhood Learning Center
77 Ramsdell Lane, Barrington, NH
Tuesday October 23, 2012
6:30 p.m.

Meeting Minutes

ROLL CALL

John Huckins, Chair
Anthony Gaudiello
George Calef
Jackie Kessler

Alan Kelley, Vice-Chair (arrived at 7:44 p.m.)
Dawn Hatch, Ex-officio
Steven Oles

Alternate Members: Stephen Jeffery

Seating of alternate: Stephen Jeffery to sit for Steve Oles

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of October 16, 2012 Regular Meeting Minutes.

A motion was made by J. Kessler and seconded by D. Hatch to approve the October 16, 2012 meeting minutes. The motion carried unanimously.

REVIEW OF PLANS

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.

The board discussed that the plan had changed from the original submission.

G. Gaudiello brought to the board's attention the cover sheet depicted multiple lots as lot #72. This needed to be changed.

J. Huckins – Sign locations needed to be shown on plan.

G. Calef – the application needed to be signed

D. Hatch asked if the background of the sign should be dark.

J. Kessler – needed dimensions for the sign.

M. Gasses – Lines need to be removed from the signature block.

J. Huckins – when internally lit went away so did the dark background requirement. The sign was not required to have a light background.

REPORT FROM THE PLANNING DEPARTMENT

3. Discussions of the following items:

- A. Site Review Regulations
- B. Subdivision Regulations
- C. Zoning Ordinance
- D. Rules of Procedure

A. Gaudiello went over the revised documents he prepared, giving an overview of the types of changes. Reviewed draft summary of ZO amendments.

The board discussed the wording of 5.2.2 (1)
The definition for accessibility ramp.

J. Kessler did not want to limit the definition of convenience store.

A. Gaudiello will make changes he discussed for revisions.

A. Gaudiello reviewed reference changes for Article 17

The board identified remaining tasks:

Reasonable definition for recreation.

Revise accessory dwelling in the table by eliminating the (2)

Discussion regarding “recreation”

A. Kelley arrived at 7:44 pm

Discussion on recreation and the definition. Definition from APA book for recreation. The existing definition of recreational vehicles. Will take something out of APA definition book for recreation and tie to recreational vehicle.

A. Gaudiello clarified to insert camping and use of recreational vehicle in a grammatically correct way.

The refreshment of body and mind through forms of play, amusement, or relaxation. The recreational experience may be active, by way of illustration and not limitation, boating, fishing, camping, or use of recreational vehicle as such as defined herein or may be passive as in enjoyment of scenic vistas.

A. Gaudiello discussed electronic retention of records under rules of procedure.

A. Gaudiello went over an acceptable wording for “No residential structures are permitted within five hundred (500) feet of” 3.3.5(1) Gaudiello suggestion from packet page 6 of 13

Have footnote (8) read, No residential structures are permitted within five hundred (500) feet of the centerline of Route 125 and Route 4 for properties located in the RC District without an approved Conditional Use Permit Application.

In the section labeled ACCESSARY USES of table 1 in the row headings “Private Garages” and in the ROW Heading “Accessory Uses”, insert P(8) in the RC Column

J. Huckins asked if the board needed to add a 5.3.4 to add a conditional use for the residential garage. Can the planning board grant a conditional use for expansion of a nonconforming use. Concern that this could be problematic where the ZBA was charged with granting special exceptions for expansion of a nonconforming use.

Can the planning board grant the expansion of nonconforming use by rewriting the ordinance.

Ask LGC first and then go to our attorney if necessary.

A. Gaudiello 3.1.4(1) and 3.1.4(2) add regarding impact fee assessment and collection.

A. Gaudiello did not see in review of what had been presented to the voter’s language for formatting. There was general language. We do not to go to the people to change the indexing back. If the index was changing that would need to go to the voters.

M. Gasses brought forth discussion on the removal of the chicken coop at Calef’s Country Store. The board asked M. Gasses to work with the applicant on putting together information. The board will wave what items they do not feel are necessary for review.

COMMUNICATIONS RECEIVED

None

REPORTS FROM OTHER COMMITTEES

None

UNFINISHED BUSINESS

None

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

None

SETTING OF DATE, TIME AND PLACE OF NEXT MEETING AND ADJOURNMENT

A motion was made by A. Kelley and seconded by D. Hatch to set the next meeting of the Planning board for November 13, 2012 and adjourn at 8:20 p.m. The motion carried unanimously.

Respectfully submitted,

Marcia J. Gasses
Town Planner & Land Use Administrator