



BARRINGTON PLANNING BOARD MEETING
Early Childhood Learning Center
77 Ramsdell Lane, Barrington, NH
Tuesday November 20, 2012
6:30 p.m.

MEETING MINUTES

J. Huckins, Chair called the meeting to order at 6:30 pm

ROLL CALL

John Huckins, Chair
Anthony Gaudiello
George Calef

Alan Kelley, Vice-Chair
Dawn Hatch, Ex-officio

Alternate Members: Stephen Jeffery to sit for Steve Oles

Staff: Barbara Irvine, Land Use

Absent: Town Planner: Marcia Gasses-A
Steven Oles
Jackie Kessler

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

MINUTES REVIEW AND APPROVAL

1. Approval of November 13, 2012 Regular Meeting Minutes

A.Kelley made a motion to table the review and approval of the November 13, 2012 meeting minutes. T. Gaudiello seconded the motion which passed unanimously with a vote of seven (6), to zero (0) in favor.

NON-ACTIONS ITEMS

2. Steven White, White Law Offices, PA, preliminary discussion on Map 269, Lot 11 Robert and Deborah Martin.

Steven White is here to represent the property on Old Concord Turnpike owned by Robert and Deborah Martin .S. White have a case before the Zoning Board of Adjustment and the board suggested that he get an opinion from the Planning Board on their property that the setback is 500' setback from Old Concord Turnpike (a/k/a Route 4). They want to build a 30 x 40 residential garage on their property and this would put the garage over 300' from the home. The Antique business is attached to the house this would be a separate structure to keep their vehicles in. S. White is looking for guidance from the Planning Board. This has come before the board for a mixed use lot for Site Review.

J. Huckins stated that is a mixed use lot and they would have to go back to the surveyor to add the garage to the plan to come back to the board for amendments to the site review. He also said that you would want to ask for waivers and state that this would be for residential use.

3. John Wallace discussion for zoning changes.
Documents will be supplied by John Wallace. See attachment.

The board discussed zoning changes and decided to send the amendments to town attorney, Jae Whitelaw. Also to have her review and write the information for the posting for the first public hearing for December 18, 2012.

D. Hatch made a motion to send materials to the town attorney for review as soon as possible. T. Gaudiello seconded the motion which passed unanimously with a vote of seven (6), to zero (0) in favor.

REVIEW OF PLANS

4. **120-67-GR-12-SP (Pat & Roger Gingrich)** Request by applicant for a Section 9.6 Special Permit from the Zoning Ordinance to allow a proposed garage and driveway to encroach into 50' wetland buffer on a 1.85 acre site located at 10 Peabody Way (Map 120, Lot 67) in the General Residential (GR) Zoning District. By: Eric R. Buck, Pollock Land Planning, LLC.

The board discussed the following items:

1. Checklist
2. Application not complete
3. Can the proposed driveway, garage and housed be moved
4. Maybe re arrange the proposed septic
5. What is the size of the structures

REPORT FROM THE PLANNING DEPARTMENT

5. Discussions of the following items:

A. Zoning Ordinance

T. Gaudiello supplied an addition to the board. Board discussed and made changes as follows to send to legal.

5.3.5..... Permitted Restoration for Certain Non-conforming Structures.

Any lawfully existing non-conforming structure which is partially or totally destroyed by reason of fire, natural disaster or other act of god may be restored, remodeled and operated if such restoration, remodel or operation is begun within 2 years; providing, however, that the elements

of non-conformity are no greater than those previously existing prior to the loss as herein described for that structure.

This edit displaces the existing ZO 5.3.5 which becomes ZO 5.3.6 with adjusted indexing thereafter.

B. Site Review Regulations

None

C. Subdivision Regulations

None

D. Rules of Procedure

None

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, seconded by G. Calef to adjourn at 9:09 p.m. The motion carried unanimously

Respectfully submitted,

Barbara Irvine, Land Use Secretary

Proposed changes to Zoning for conservation subdivisions

6.2.6 Perimeter Buffer

All Conservation Subdivisions must have a perimeter buffer setback of one hundred (100) feet around the entire tract that may not contain any structures or individual house lots. The buffer should provide a visual screen from exterior roads by either retaining existing woodlands or by planting additional landscaping that is considered sufficient to provide such screening. The area covered by the buffer shall not be counted toward the required minimum percentages of open space specified in Section 6.2.2.

6.4.2 Calculating Net Density in the GR District

1) Divide the Net Developable Area, as calculated in Subsection 6.4.1, by 80,000 sq. ft. The resulting number is the total number of units permitted on the development tract. However, under no circumstances shall the number of units permitted on the development tract exceed by ten percent (10%) the number of units that would otherwise be permitted in a conventional subdivision within this district, based on the customary and reasonable application of the density standards prescribed in Section 4.2 of this Ordinance.

2) Where the calculation results in a fraction of a unit, and the fraction is one-half (1/2) or greater, the number of units may be rounded to the next larger whole number.

6.4.3 Calculating Net Density in the NR and VD Districts

1) Divide the Net Developable Area, as calculated in Subsection 6.4.1, by 60,000 sq. ft. The resulting number is the total number of units permitted on the development tract. However, under no circumstances shall the number of units permitted on the development tract exceed by ten percent (10%) the number of units that would otherwise be permitted in a conventional subdivision within this district, based on the customary and reasonable application of the density standards prescribed in Section 4.2 of this Ordinance.

2) If the required open space is dedicated for public use, then the Net Density shall be calculated by dividing the Net Developable Area, as calculated in Subsection 6.4.1, by 40,000 sq. ft. However, under no circumstances shall the number of units permitted on the development tract exceed by twenty percent (20%) the number of units that would otherwise be permitted in a conventional subdivision within this district, based on the customary and reasonable application of the density standards prescribed in Section 4.2 of this Ordinance. This increase in density may be granted in accordance with State Statute 674:21, Innovative Land Use Controls which allows for use and intensity incentives to be provided by a community and which, under these regulations, would be given in exchange for public use of said property. No developer or property owner may be required to dedicate land for public use under this alternative and may instead elect to develop the property using the standard density calculation method described in Paragraph 1), or as a conventional subdivision.

3) In order to qualify for the density bonus described in Paragraph 2), the Planning Board must determine that the proposed public open space is suitable to meet the goals of the Master Plan and other applicable recreation, open space, and capital facilities objectives of the community. Ownership of the public open space will be a factor considered by the Planning Board in evaluating the merits of the proposed development.

4) Where the calculation of either Paragraphs 1) or 2) results in a fraction of a unit, and the fraction is one-half ($1/2$) or greater, the number of units may be rounded to the next larger whole number.