



**Meeting Minutes
BARRINGTON PLANNING BOARD MEETING**

Barrington Annex

(NEW LOCATION) 570 Calef Highway (next to Elementary School)

Tuesday July 23, 2013

6:30 p.m.

ROLL CALL

Alan Kelley, Vice-Chair
Anthony Gaudiello
George Calef

Jason Pohopek
Dennis Malloy, Ex-officio
Jackie Kessler - arrived at 6:42 pm

Alternate Members:

Daniel Ayer
Joshua Bouchard, excused
Stephen Jeffery

Town Planner: Marcia Gasses

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

D. Ayer for J. Kessler
S. Jeffrey for Vacant seat

1. Approval of July 9, 2013 Meeting Minutes

A motion was made by J. Pohopek and seconded by D. Malloy to move approval of the minutes to August 6, 2013. The motion carried.

NON ACTION ITEMS

2. Conceptual Review discussion with Mike Garrepy on property located on Ramsdell Lane Map 233, Lots 29 & 30.

Scott Frankowitz from Brown Engineering & Mike Garrepy gave a brief overview on the proposal. The parcel contains 37 acres located off Ramsdell Lane. Has had wetland and environmental general analysis done. The applicants wanted to meet with board before they had any engineering performed.

J. Pohopek asked for any conceptual ideas.

Mr. Garrepy pointed out a possible access point with the conservation piece located toward Route 9. Conceptually they were looking at 18 to 20 lots, utilizing the density bonus for public access.

Mr. Garrepy asked if the board would think of allowing for a greater than 1000' cul de sac.

Jacqueline Kessler arrived at 6:42 p.m.

G. Calef expressed that the greater than a 1000' would be a concern.

Mr. Garepy asked about process.

M. Gasses suggested a design review and technical review. The applicant should also meet with the Conservation Commission early in the process.

REVIEW OF PLANS

3. **SR12/410 (Gas Station and Convenience Store)** Request by applicant to construct a 5,000 s.f. 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. By: Barry W. Gier, P.E.; Jones & Beach Engineers, Inc.; 85 Portsmouth Avenue, PO Box 219; Stratham, NH 03885.

S. Jeffery raised the following concerns:

Three Hundred feet of frontage

One access point per lot shall be allowed

15.3.1 two accesses when the lot has three hundred feet or more of frontage

150' of separation between driveways in the Town Center

4.8.6 Sight Distance

J. Kessler expressed that the board had always deferred to the state regarding access issues on State roads and questioned why the board would treat this application any different.

G. Calef came back to sit on the board

4. [234-2 & 2.1-V/SDA13-LL \(Turbocam/Jeremy M. Labbe Lotline\)](#) Request by applicant to adjust the lot line between lots 2 & 2.1 on a 1.9 acre site located at 837 & 843 Franklin Pierce Highway (Map 234, Lots 2 & 2.1) in the Village (V) & Stratified Drift Aquifer Overlay (SDA) Zoning Districts. By: Barry W. Gier, P.E.; Jones & Beach Engineers, Inc.; 85 Portsmouth Avenue, PO Box 219; Stratham, NH 03885.

M. Gasses explained to the board she had gone over the checklist and the dimensional requirements for construction on residential lots in the Village District needed to be added.

5. [225-43-GR-13-SR \(Tina & Mark Daigneau-Kidazzle Childcare\)](#) Request by applicant Tina Daigneau to present a minor site plan to change age from five years zero months to two years six months on a 1.9 acre site located at 243 Smoke Street (Map 225, Lot 43) in the General Residential (GR) Zoning District.

J. Pohopek stated he surveyed the original site plan 5 years ago but has nothing to do with the current application.

The board did not need further information on this request at this time.

6. [234-80-V-13-SR \(First Congregational Church of Barrington\)](#) Request by applicant for a Design Review to add two small additions to the existing church and install a fire cistern to feed a sprinkler system on a 5.03 acre lot located at 712 Franklin Pierce Highway (Map 234, Lot 80) in the Village (V) Zoning District. By: Daniel O'Lone, Project Manager; Berry Surveying & Engineering; 335 Second Crown Point Road, Barrington, NH 03825.

J. Kessler stated she was a member of this church. The board had no issue with her sitting on this application.

The applicant was seeking feedback from the board on this proposal. The plans did not provided enough detail at this time and the board would like the Fire Chief to make comments on the proposal. This application is for design review and more information may be provided on August 6th by the applicant.

7. [250-79-RC-13-SR \(Steppingstone Farm Partnership-Bela Sveda\)](#) Request by applicant for a Design Review to add a 6,000 s.f. addition to the rear of the existing warehouse building on a 4.36 acre lot located at 79 Commerce Way (Map 250, Lot 79) in the Regional Commercial (RC) Zoning District. By: Daniel O'Lone, Project Manager; Berry Surveying & Engineering; 335 Second Crown Point Road, Barrington, NH 03825.

The board would like feedback from the Fire Chief.

REPORT FROM THE PLANNING DEPARTMENT

COMMUNICATIONS RECEIVED

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

The agreement with cooperative extension for the Community Profile and Visioning Program

A motion was made by A. Kelley and seconded by J. Kessler to approve the signing of the memorandum of understanding with UNH Cooperative Extension for work on the Community Profile and Visioning Project.

Roll Call Vote all in favor.

Alan Kelley, Vice-Chair	yes	Jason Pohopek	yes
Anthony Gaudiello	yes	Dennis Malloy	yes
George Calef	yes	Jackie Kessler	yes
Stephen Jeffery	yes		

There was a discussion on limiting the amount of time that an application could be continued. The board discussed how different circumstances could exist and drew no conclusions.

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

Next meeting August 6, 2013 at 6:30 pm at the Elementary School Annex

A motion was made by A. Kelley and seconded by J. Pohopek to adjourn at 8:30 p.m. the motion carried.

Respectfully submitted,

Marcia J. Gasses
Town Planner and Land Use Administrator