



MEETING MINUTES

BARRINGTON PLANNING BOARD MEETING

(NEW LOCATION) 572 Calef Highway (next to Elementary School)

Barrington, NH

Tuesday October 22, 2013

6:30 p.m.

ROLL CALL

Members Present

Anthony Gaudiello-Chair
Alan Kelley, Vice-Chair
George Calef
Dennis Malloy, Ex-officio
Jason Pohopek

Members Absent

Jackie Kessler

Alternate Members Present

Daniel Ayer
Stephen Jeffery

Alternate Member Absent

Joshua Bouchard

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the October 1, 2013 Public Hearing Meeting Minutes

A. Gaudiello stated that without objection the minutes stood as corrected

2. Approval of the October 8, 2013 Meeting Minutes

A. Gaudiello stated that without objection the minutes stood as presented.

ACTION ITEMS

3. Pursuant to RSA 676:7 notice is given of a Public Hearing by the Barrington Planning Board. The purpose of the Public Hearing is to afford the public an opportunity to comment upon and to witness the Board's discussion, voting and disposition of the following: Formatting and other non-substantive administrative edits to Site Plan Review Regulations and Subdivision Regulations.

Should be RSA 675:7

A. Gaudiello explained the changes proposed were just formatting.

A motion was made by J. Pohopek and seconded by D. Ayer to approve the indexing and formatting changes to the subdivision and site plan regulations.

Roll Call unanimous

Anthony Gaudiello-Chair aye

Alan Kelley, Vice-Chair aye

George Calef aye

Dennis Malloy, Ex-officio aye

Jason Pohopek aye

Daniel Ayer aye

Stephen Jeffery aye

REVIEW OF PLANS

1. **270-71-RC-12-SR (The Yellow Dog's Barn)** Request by applicant to consolidate Lot 71 and 71.1 and construct six (6) 200 s.f. dog cabins with associated fencing and utilities located on a 2.987 acre site located at 136 Old Concord Turnpike (Map 270, Lot 71) in the Regional Commercial Zoning District. By: Barry Gier, Jones & Beach Engineers, Inc.; Po Box 219, Stratham, NH 03885

Planner's comments:

- Note will need to be added explaining perspective buildings 4,5, & 6 cannot be built without returning to the board for approval. The applicant would be required to show adequate fire access approved by the Fire Chief.
- Lot merger form will need to be completed as condition of approval
- Show the surface access material to be used between buildings
- Add the owners signature to the final plan

Board comments:

- Question of leach field location
- Question Septic Tank Location
- Well Radius
- Show a compliant leach field location

2. [225-20.2-NR-13-SP \(John & Judie Churchill\)](#) Request by applicant to present a Section 9.6 Application for Special Permit for Construction in wetland buffer to construct a 30 x 50 woodworking shop and a waiver for underground utilities on a 2.2 acre site located at 42 Waterhouse Road (Map 225, Lot 20.2) in the Neighborhood Residential Zoning District. Applicant: Robert Churchill; 142 Waterhouse Road; Barrington, NH 03825

J. Pohopek raised concern with the plan as presented and the use of a plan with old delineation was not adequate. The board concurred.

3. [233-29 & 30-NR-13-Sub \(Gary & George Ramsdell\)](#) Request by applicant for a Design Review to discuss a proposal for an 18 lot Subdivision located on Ramsdell Lane (Map 233, Lots 29 & 30) in the Neighborhood Residential Zoning District. By: Michael Garrepy, Tuck Realty Corp; 34 Raeder Drive; Stratham, NH 03885

Design Review – Planners comments

- Concern with the number of driveways off the hammerheads and difficulty it will cause with snow removal efforts
- Cistern location
- Mail center location
- Lots #12,13,14, 15, & 16 do not conform to the dimensional requirements
- Back lots are not allowed in a Conservation Subdivision based upon Table three of the dimensional standards and the definition of Setback “Unless specifically exempted in this Ordinance, a setback shall mean an area lying between the furthest projection of any building or structure and the property line of the lot on which the building structure is located. Where a yard abuts a street, the setback is the area lying between the abutting street right of way line and the furthest projection of any building or structure.
- Back Lots not allowed off of a cul-de-sac – a hammer head would be defined as a type of cul-de-sac
4.1.3(4)
- Require statement none of the driveways exceed 10% grade
- Require statement none of roads exceed 7% grade
- Cross easements for wells
- More test pits

REPORT FROM THE PLANNING DEPARTMENT

J. Pohopek recused himself.

Building Permit on Lady Slipper Lane Map 239 Lot 82

A motion was made by A. Kelley and seconded by D. Ayer that they had reviewed the plan and that the board had no issues with the issuance of a building permit. The motion carried unanimously.

COMMUNICATIONS RECEIVED **REPORTS FROM OTHER COMMITTEES**

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

Discussion ensued regarding adding Retail Auto Sales and Storage Units to the Permitted Use Table. D. Ayer brought the discussion forth.

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

November 5, 2013 at 6:30 pm

A motion was made by D. Ayer and seconded by J. Pohopek to adjourn. The motion carried unanimously

Respectfully Submitted,

Marcia J. Gasses
Town Planner & Land Use Administrator