



**MEETING MINUTES
BARRINGTON PLANNING BOARD MEETING
(NEW LOCATION) 572 Calef Highway (next to Elementary School)
Barrington, NH
Tuesday November 12, 2013
6:30 p.m.**

ROLL CALL

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

Members Present

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

Members Absent

Jackie Kessler
Jason Pohopek

Alternate Members Present:

Daniel Ayer
Joshua Bouchard
Stephen Jeffery

Town Planner: Marcia Gasses

Motion by Alan and second by Dan to move approval to the minutes until after the public hearing

A motion was made by A. Kelley and seconded by D. Ayer to move approval of the minutes until after the public hearing. The motion carried unanimously

MINUTES REVIEW AND APPROVAL

1. Approval of the October 15, 2013 Meeting Minutes

Without objection, the minutes were approved as corrected.

2. Approval of the October 22, 2013 Meeting Minutes

Without objection, the minutes were approved as presented.

ACTIONS ITEMS

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.

A motion was made by D. Ayer and seconded by J. Bouchard to continue the application to the December 3, 2013 meeting at the applicant's request. The motion carried unanimously

4. [268-1& Additional Lots -GR-13-SUB \(Gerrior Lane Trust\)](#) Request by applicant to present a Section 9.6 application for Special Permit for Construction in wetland buffer, Subdivide and create 10 lots, construct approximately 990LF of roadway, a shared driveway and realign a portion of Saint Matthews Drive located on Gerrior Lane and Matthews Drive (Map 268, Lots 1, 1.1, 1.2, 1.3, 1.4 & 1.5) in the General Residential (GR) Zoning District. By: Michael Sievert, P.E.; MJS Engineering, P.C.; 5 Railroad Street; Newmarket, NH 03857.

A motion was made by A. Kelley and seconded by D. Ayer to continue the application to the January 7, 2014 meeting at the applicant's request. The motion carried unanimously

5. [270-71-RC-13-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 (270, Lot 71) in the Regional Commercial Zoning District. By: Barry Gier, Jones & Beach Engineers, Inc.; PO Box 219, Stratham, NH 03885

Barry Gier of Jones & Beach Engineering represented the applicant Mr. Gier described the addition of the fire lane to the plan to satisfy the need for fire access. The applicant understood that the Board and Fire Chief had not had time to see the plans. The 20' wide fire lane would require impact to the wetland buffer. The applicant submitted a 9.6 permit application. The original site plan application was received

on October 16, 2013. The applicant request that if the Board wished to have the changes reviewed by their consulting engineer that it is done before the next meeting.

The chair took public comment

John Wallace, Chair of the Conservation Commission expressed that the Commission had submitted a memo in support of the buffer impact request. The applicant had appeared before the Conservation Commission on Thursday, November

A motion was made by A. Kelley and seconded by J. Bouchard to have the new changes, fire lane and buffer impact reviewed by the Town engineer. The motion carried unanimously

A motion was made by A. Kelley and seconded by G. Calef to continue the application to the December 3, 2013 meeting. The motion carried unanimously

6. [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

David Vincent, Land Surveyor represented the applicant, explaining the plan. The applicant had gone before the ZBA with a proposal to have a 12' setback from the right of way. The application before the ZBA had been continued because the applicant had not provided a surveyed plan. At the meeting comments were made that the relief that was being sought was considerable.

Mr. Vincent explained the area where the applicant is seeking to locate the structure had been stumped and cleared outside the area of the existing wood road. The applicant would like to store his woodworking equipment in the building.

Mr. Vincent showed the erosion control methods which would be put in place. He explained that Waterhouse Road was a class VI road with limited development potential. The area behind the building would be completely mulched and seeded in the spring after construction is completed.

A. Gaudiello asked for an explanation of the revegetation plan.

S. Jeffery explained that a good portion of the existing driveway was in the buffer.

G. Calef asked about delivery vehicles.

Mr. Churchill expressed that he did not anticipate having large trucks making deliveries.

Mr. Vincent described the request for a waiver from underground utilities.

Public comment was taken.

Public comment closed.

A. Kelley requested the access be better designed. The information provided for the access did not show enough detail.

S. Jeffery asked the impacts be better defined. Calculate temporary and permanent impacts including the existing drive.

J. Bouchard asked the cost of moving the leach field.

Mr. Vincent explained it could cost upward of \$10,000.

A. Gaudiello asked for a discussion of the alternatives.

G. Calef expressed he could support a compromise.

D. Ayer also supported a compromise.

Mr. Vincent asked for a recommendation for a distance from the edge of right of way.

The consensus of the board after discussion was to recommend a 20' front setback from the front property line.

A motion was made by A. Kelley and seconded by D. Ayer to continue the application to the December 3, 2013 meeting.

DESIGN REVIEW

7. **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

Mike Garrepy spoke for Tuck Reality. He explained he had met with staff and the TRC. They had met conceptually with the Planning Board and had met with the Conservation Commission.

Mr. Garrepy explained the yield plan.

Staff commented the yield plan was reasonable based upon the regulations.

Mr. Garrepy described the waiver they would need for the road length; the road would be 1089' in length. The distance was needed to get the turnaround to a more level area. A waiver from the road grade requirement of a maximum of 7% to 9% was presented for the same section of road. It was explained that the road would only service five house lots.

G. Calef asked for an explanation of the distance and the location of the cistern.

Mr. Garrepy explained they would work with the Fire Chief to place the cistern in the appropriate location.

Chair took public comment.

Eric Goud expressed that he was concerned about the additional traffic.

Jason Talon explained he lived across the street from access road.

Sam Boduch asked about the access to the site.

Ken Grant – asked about doing a loop instead of a hammerhead.

Mr. Garrepy explained it would be a little cost prohibitive given the topography.

The chair closed public comment.

Mr. Garrepy asked for input from the board on the waiver request for grade. He explained that in order to achieve a 7% grade they would need to cut more trees and bring in more fill.

The design review was concluded and the applicant will now submit a formal application.

REPORT FROM THE PLANNING DEPARTMENT

M. Gasses, Town Planner explained that the board should be aware that the EPA and DES were requiring Ford Motor Company to tie the Cedar Creek Development into the Swains Lake Water District. Staff was currently reviewing a zoning amendment at the request of DES, EPA, and the Swain's Lake Water District to require and expand the parcels in the area of the potential area to tie into the district. The parties involved would meet on November 21, 2013 to discuss the issue.

COMMUNICATIONS RECEIVED **REPORTS FROM OTHER COMMITTEES**

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

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

A motion was made by A. Kelley and seconded by D. Malloy to adjourn until the November 19, 2013 meeting at 6:30 p.m. at the Elementary School Annex.

Respectfully submitted,

Marcia J. Gasses
Town Planner & Land Use Administrator