



Meeting Minutes

BARRINGTON PLANNING BOARD MEETING

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

Barrington, NH

Tuesday December 3, 2013

6:30 p.m.

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

ROLL CALL

Members Present

Anthony Gaudiello-Chair

Alan Kelley, Vice-Chair

George Calef

Jason Pohopek

Dennis Malloy, Ex-officio

Member Absent

Jackie Kessler

Alternate Members Present

Daniel Ayer

Joshua Bouchard

Stephen Jeffery

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the November 19, 2013 Meeting Minutes

A motion was made by A. Kelley and seconded by D. Ayer to set aside the regular order of business and review the minutes following the Public Hearing. The motion carried unanimously

Following the Public Hearing

Without objection, the minutes were adopted as corrected.

ACTIONS ITEMS

2. [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.

G. Calef recused himself

A motion was made by A. Kelley and seconded by D. Ayer to continue the application to the January 7, 2013 meeting at the applicant's request. The motion carried unanimously

3. [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.

Voted to be continued until January 7, 2014 at the November 12, 2013 meeting

4. [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 represented the applicant. He went through the Dubois and King comments and how they were addressed.

1. The Fire Lane had been discussed and approved by the Fire Chief. Exhibit #1 had been included, depicting Fire Truck Turning Movements.

2. Location of the leaching field was approximate. As the leach field was likely a stone pipe system, they recommended that this conflict be addressed and any revisions be incorporated into the design.
3. The Fire Lane drainage system had been revised to operate correctly without infiltration.
4. The drainage system had been revised to have no adverse impacts upon abutting properties.

J. Pohopek asked about the possible conflict between the leach field and the fire lane.

Mr. Gier explained they wished to address the issue with the Fire Chief, if there was determined to be a conflict in the field.

A. Kelley suggested a subsequent condition if a conflict arises between the leach field and the fire lane.

A motion was made by J. Pohopek and seconded by D. Ayer to accept as complete.

J. Pohopek withdrew the previous motion to first address the 9.6 Special Permit

Barry Gier explained the temporary impacts as a result of the construction of the fire lane. The permanent impact would be 1189 SF of permanent impact and 1132 S.F. of temporary impacts.

A motion was made by A. Kelley and seconded by D. Ayer to approve the 9.6 Special Permit. The motion carried 7-0

Roll Call Vote

D. Malloy aye
G. Calef aye
A. Gaudiello aye
A. Kelley aye
S. Jeffery aye
D. Ayer aye
J. Pohopek aye

A motion was made by J. Pohopek and seconded by D. Ayer to accept the application as complete. The motion carried 7-0

Roll Call Vote

D. Malloy aye
G. Calef aye
A. Gaudiello aye
A. Kelley aye
S. Jeffery aye
D. Ayer aye
J. Pohopek aye

The Chair opened public comment

There was no comment.

The Chair closed public comment.

A. Kelley proposed precedent condition 7) revised to include required, unless a mutually agreeable extension has been agreed to by the board.

A. Kelley proposed Subsequent Condition 3) modified to state “Modification of the Fire Lane requires approval by the Fire Chief.

A motion was made by D. Ayer and seconded by J. Pohopek to grant conditional approval of the application with the precedent conditions presented by the Planner, as amended by the board, with the Chair to sign the plan after conditions are met. The motion carried 7-0

Roll Call Vote

D. Malloy aye
G. Calef aye
A. Gaudiello aye
A. Kelley aye
S. Jeffery aye
D. Ayer aye
J. Pohopek aye

5. [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

A motion was made by A. Kelley and seconded by J. Pohopek to continue the application to January 7, 2013 at the applicant’s request. The motion carried unanimously

6. [220-22-GR-13-CUP-SR \(Tyler Casey Custom Woodwork \) \(Raymond Turmelle\)](#) Request by applicant to present a 3.4 Conditional Use Permit for a home woodworking business in accessory barn on a .80 acre site located at 38 Greenhill Road (Map 220, Lot 22) in the General Residential Zoning District. Applicant: William T. Casey; 12 Hood Circle; Boxford, MA 01921

Bill Casey, the applicant explained that they had a purchase and sales agreement on the property and planned to use the barn for his son’s custom woodworking business. The work would be conducted entirely within the building. They had parking for at least six cars.

M. Gasses explained the Board needed to act on a waiver request from Section II of the Site Plan checklist. The applicant did not plan to make any changes to the site and the business would be contained within the existing structure. The existing structure had previously housed a photography business.

Discussion ensued on whether the board had enough information without the surveyed site plan. J. Pohopek expressed that he believed the surveyed site plan was necessary.

G. Calef expressed that the application contained all the necessary information the Board needed to make a decision, including pictures.

A motion to wave section II of the check list D. Ayer seconded by G.Calef .

A motion was made by D. Ayer and seconded by G. Calef to wave Section II of the checklist. The motion carried 6-1.

Roll Call Vote

D. Malloy aye

S. Jeffery aye

D. Ayer aye

G. Calef aye

J. Pohopek nay

A. Kelley aye

A. Gaudiello aye

J. Pohopek proposed as a condition of approval that any change to the site would require return the applicant to return to the board for a vote.

A motion was made by G. Calef and seconded by D. Ayer to approve the Conditional Use Permit. The motion carried unanimously.

Roll Call Vote

D. Malloy aye

S. Jeffery aye

D. Ayer aye

G. Calef aye

J. Pohopek aye

A. Kelley aye

A. Gaudiello aye

The Chair took Public Comment

Fire Chief Walker stated he would have the Assistant Chief review the Certificate of Occupancy because he was an abutter. He requested that no storage be behind the barn that would possibly encroach upon his property.

The consensus of the board was for the following two conditions to be attached to the approval:

- No outside storage located on the north and west sides of the building
- Any changes to the site would require review by the board

A motion was made by A. Kelley and seconded by G. Calef to approve the Site Plan application with the subsequent conditions as stated. The motion carried 7-0

Roll Call Vote

D. Malloy *aye*
S. Jeffery *aye*
D. Ayer *aye*
G. Calef *aye*
J. Pohopek *aye*
A. Kelley *aye*
A. Gaudiello *aye*

A motion was made by J. Pohopek and seconded by G. Calef to approve the Sign Permit application so long as the sign conforms to the sign regulations in material, size, and setbacks. The motion carried 7-0

Roll Call Vote

D. Malloy *aye*
S. Jeffery *aye*
D. Ayer *aye*
G. Calef *aye*
J. Pohopek *aye*
A. Kelley *aye*
A. Gaudiello *aye*

7. Granting an extension on final McMaster Plans.

Discussion ensued regarding the granting of extensions.

M. Gasses explained that there had been a mistake made in Berry Surveying's Office, which resulted in the final plans being submitted to the Land Use Office within 6 months of the conditional approval. No changes in the regulations had occurred in the meantime, which would have changed the approval.

S. Jeffery recused himself

A motion was made by D. Ayer and seconded by G. Calef to grant an extension to January 7, 2014. The motion carried 5-1

J. Bouchard aye

J. Pohopek aye

A. Kelley naye

A. Gaudiello aye

G. Calef aye

D. Malloy aye

REPORT FROM THE PLANNING DEPARTMENT

8. Review Planning Board schedule for 2014

Remove May 17, June 17 and Change December 17th to 16th.

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

The Board was to meet next on December 10, 2013 at 6:30 p.m. at the Elementary School Annex.

The Board Adjourned at 9:05 p.m.

Respectfully Submitted,

Marcia J. Gasses
Town Planner & Land Use Administrator