



**MEETING MINUTES
BARRINGTON PLANNING BOARD MEETING
Barrington Annex (next to the Elementary School)**

**572 Calef Highway
Barrington, NH 03825
Tuesday March 4, 2014
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
Jason Pohopek

Members Absent

Jacqueline Kessler

Alternate Members Present

Daniel Ayer
Stephen Jeffery
Joshua Bouchard

Town Planner: Marcia Gasses
Town Legal Counsel: Jae Whitelaw
Town Consulting Engineer: Jeff Adler

J. Bouchard to sit for vacancy

D. Ayer for J. Kessler

MINUTES REVIEW AND APPROVAL

1. Approval of the February 25, 2014 Meeting Minutes

Approval of minutes deferred to March 18, 2014

ACTION ITEMS

2. [215-1-GR-13-Sub \(River's Peak-Tim Mason\)](#) Request by applicant for a 20 lot residential subdivision consisting of 3,050 linear feet of roadway and 12-acres of open space located on a 57 acre site located on New Bow Lake Road access from Boulder Drive(Map 215, Lot 1)in the General Residential Zoning District. By: Beals Associates PLLC, Scott D. Cole; 70 Portsmouth Avenue, 3rd Floor, Unit 2; Stratham, NH 03885

Scott Cole representing the applicant explained that since the last meeting they had met with IRLAC and would be submitting an application for their review.

Public comment

Tom Landry was concerned with headlights shining into his home. He believed that the Tax maps showed that the right of way was towards the left about 50' and was requesting the road be moved over by thirty to fifty feet.

Tim Mason explained the location of the road was consistent with the original subdivision of Boulder Drive. They would review the original subdivision to make sure the location was correct.

A motion was made by G. Calef and seconded by D. Ayer to accept the application as substantially complete. The motion carried unanimously.

A motion was made by D. Ayer and seconded by G. Calef to continue the application to April 1, 2014. The motion carried unanimously

3. [233-29 & 30-NR-13-Sub \(Gary & George Ramsdell\)](#) Request by applicant for a 14 Lot Conservation Subdivision located on Ramsdell Lane (Map 233, Lots 29 & 30) in the Neighborhood Residential District, By: Michael Garrepy, Tuck Realty, Raeder Drive; Stratham, NH 03885

Mike Garrepy addressed the Board. He explained there was a cloud in the title to the back lot. They did not anticipate any problems but were erring on the side of caution in not including the

lot in the calculations. Nothing had changed with the plan. They were anticipating comments from Dubois & King this week.

A. Kelley asked at what point they believed they would have clear title.

Mike Garrepy was not confident that they would. It would be part of the open space. They would leave it as a separate lot.

John Wallace asked if the lot would be subject to the same deed restrictions.

Mike Garrepy explained they would take title it was just not 100% clean. They did not sense any issues with taking the parcel.

Public Comment Closed.

A motion was made by A. Kelley and seconded by G. Calef to continue the application to March 18, 2014. 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 Saint 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.

Previously continue to April 1, 2014

5. [220-31-RC-SDAO-14-SR Huff Moving & Storage](#) (JMH Enterprises, LLC) Request for Site Plan review for an 11,960 sq. ft. building for storage purposes, on a 6.18-acre site located at 26 Colonial Way. The application includes a waiver under 4.9.9 of the Site Plan Regulations for a reduction in parking. (Map 220, Lot 31) in the Regional Commercial (RC) and Stratified Drift Aquifer Overlay Zoning District (SDAO). By: Randy Orvis, Geometres Blue Hills, LLC, P.O. Box 277 Farmington, NH 03835

Randy Orvis explained Huff Moving and Storage had an existing business on the lot. They just needed more storage space. They were not adding more trucks or employees. The parking lot was half-full at the current time during the day.

A motion was made by D. Ayer and seconded by J. Pohopek to accept the waiver application. The motion carried unanimously

Discussion ensued regarding the adequacy of the current parking.

M. Gasses expressed that given the wetlands existing on the site that adding unnecessary impervious surface would not be the best choice. If a change of use occurred the new use would have to come in for site review at that time and parking requirements would be reviewed.

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

Randy Orvis explained they would address the plan comments, which had been provided by the Land Use Office.

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

Public Comment was opened.

John Wallace asked what was being stored.

Randy Orvis explained that it would be furniture and other household items associated with individuals moving.

A. Gaudiello asked that a note be added regarding no storage of hazardous materials.

A. Gaudiello expressed the drainage would be submitted to the Town Engineer.

A motion was made by D. Ayer and seconded by A. Kelley to continue to the April 1, 2014 meeting. The motion carried unanimously

6. [SR12/410 \(Gas Station and Convenience Store\)](#) Request by applicant to construct 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: Jones & Beach Engineers, Inc., Barry W. Gier, P.E; 85 Portsmouth Ave, PO Box 219; Stratham, NH 03885

A. Kelley asked Jae Whitelaw to explain a notification issue that had arisen.

Jae Whitelaw explained that the original application only involved the Applicants property and the Calef property, which were only involved in the notifications. She was recommending that the other three lots each have a separate site plan applications, the open space lot for the well, the

Millos lot for the pump house, and the Church for the connection & water line. The changes are minor.

Barry Gier asked to go over the review letter.

Barry Gier asked comments for item #1 the cueing plan.

J. Pohopek asked for clarification of the ability to queue nine from the window to the beginning of the parking spaces.

Barry Gier explained that there was space to queue nine vehicles, before the potential temporary blocking of spaces occurred.

Barry Gier addressed the following items:

Item # 4 The Drainage Analysis recognized there was a slight increase to the church caused by the pavement to connect; overall there was a net decrease from the site.

Item #5 Recognize some water may drain across the pavement connecting and language would be added to the proposed easement to include storm water.

Item #6 The drainage narrative was updated

Item #7 Waiver was being requested to the velocity requirements of 4.7.7.2. They had added storm water management that would require inspections that were more frequent. The inspections would occur every month.

J. Pohopek asked if the velocity was dictated by the pitch and what the numbers were.

B. Gier explained that the numbers varied on the site. They were asking for relief from the 2' per second requirement.

J. Pohopek expressed they had a shallower pitch, so they were asking for relief from the requirement because of rate and pitch.

M. Gasses expressed that the inspection report would need to be provided to the Code Enforcement Office yearly.

Jeff Adler explained that the requirement of more frequent inspections would help and the site was in private ownership. It would be more of a concern if the infrastructure was owned by the Town. The deep sumps would help, along with the monthly inspections.

A motion was made by J. Pohopek and seconded by D. Malloy to accept the waiver for consideration. The motion carried unanimously

A. Kelley opened public comment.

G. Calef asked why they could not lower the outlets so they had sufficient pitch. He expressed concern that the water at his property line would increase.

B. Gier expressed they were attempting to raise the site so that they could discharge the water.

G. Calef questioned the location of the drainage with Route 9 and Route 125.

B. Gier expressed there were pipes in the right of way.

G. Calef expressed that he believed the pipe drained to the Christmas Dove property.

Jeff Adler expressed that there was no increase in the flow off site based on review of the calculations provided, which they reviewed.

B. Gier expressed that they were tying into an existing system and NHDOT had reviewed the plan and agreed to it.

G. Calef expressed the drainage did not go to Route 9.

B. Gier expressed disagreement with G. Calef.

A. Kelley expressed that the problem Mr. Calef had was more where the water went after it was captured.

Fred Bussiere agreed with George Calef that the drainage goes to the Christmas Dove Pond. When Irving went in there was flooding at the entrance to the Irving and the adjacent lot had flooding which Irving needed to mitigate.

Lisa Ball did explain that they have drainage in the back of the church property. She believed that the monthly cleaning would be helpful

Paul Hosteller recommended that the board not grant the waiver until after the spring melt.

B. Gier expressed that the waiver was for the pipes on site.

Gerry Cote asked that if the cleaning went with the property.

B. Gier explained it would be a requirement of the site approval.

S. Jeffery asked what happened to the current drainage.

B. Gier expressed a portion went to the State right of way and a portion was infiltrated. The site as proposed limited the off-site drainage to predevelopment rates.

Paul Hosteller asked about monitoring wells.

Barry Gier expressed there were currently none proposed, but they would have to meet all State requirements.

Public Comment closed

D. Ayer expressed the Board has gotten a little off track.

J. Pohopek asked for an explanation of the subsurface system.

B. Gier explained there was a combination of detention and infiltration systems. The site contained a significant amount of impervious surface.

J. Pohopek expressed that they were discharging into a current system.

B. Gier explained they were discharging at a slower rate into the existing system.

D. Ayer asked for calculations from across the road.

B. Gier expressed they were required to not increase the rate at the point the flow leaves the site.

A. Kelley asked if raising the site would be an alternative.

B. Gier expressed that it would be an alternative but it would make the site almost unbuildable.

A. Kelley summarized and expressed that they were at a compromise point based upon elevation of the site.

A motion was made by D. Malloy and seconded by J. Bouchard to approve the waiver based on the finding that a specific circumstance relative to the site plan, or conditions of the land was such that indicate that the waiver would properly carry out the spirit and intent of the regulations.

J. Pohopek asked if they can raise the site what the hardship was.

M. Gasses explained that a waiver did not have the some requirements as a variance.

Jae Whitelaw explained the two different criteria for granting a waiver.

B. Gier explained why they did not increase the height any further. They met the intent by including the deep sumps and removing the sediment.

Roll Call

<i>S. Jeffery</i>	<i>yes</i>
<i>D. Malloy</i>	<i>yes</i>
<i>D. Ayer</i>	<i>no</i>
<i>J. Pohopek</i>	<i>yes</i>
<i>A. Kelley</i>	<i>yes</i>
<i>J. Bouchard</i>	<i>yes</i>

Motion carried 5-1

D. Ayer expressed he voted no on information provided.

G. Calef expressed that he had a drainage problem on his lot.

Jeff Adler explained that there may be an existing problem but the issue being address was with the applicant's application.

G. Calef expressed that the work done by the State had caused more of an issue on his property.

Gerry Cote expressed that if water was draining into the Christmas Dove Pond the owners should be notified.

#8 B. Gier explained was about Article 4.7.7.3 which required minimum 36" depth coverage. B. Gier explained that the manufacturer required one foot of coverage over the type of pipe being used. The reason for the requirement was protection from crushing. Portions of the pipe system did not conform to the 3' of coverage required by the Town's regulations. It met the manufacturer's requirement. The soils on site were well drained.

J. Pohopek asked about the possibility of frost heaving and the level of coverage attained.

B. Gier explained that the coverage was between two and three feet in most areas. The worst case scenario was 14".

J. Bouchard expressed that approximately one-half of the system does not meet the Town standard.

B. Gier expressed that most frost heaving occurs with poorly drained soils and these soils were well drained. They did not believe it would be an issue.

Jeff Adler said the possibility was there for heaving and installation was very important. That was the reason for the provision that if something were to happen to the pipes it would be repaired quickly.

A. Kelley asked what the coverage was.

M. Gasses explained that in addition to the note being added to the plan for maintenance that any repairs to the system must be done by July 1 of each year.

B. Gier expressed the minimum coverage was 22”.

S. Jeffery asked how that could affect the site.

B. Gier explained it could shut down the site while repairs were made but it was a private site.

D. Malloy expressed in a best-case world the pipes would be installed at three feet that accounted for all conditions. The worst case was a foot, and this is at 2’. He asked about frost heaving for 2’.

J. Adler expressed there was still the potential at 2’

D. Ayer asked what the manufactures rating was on depth for freezing and what was the depth of the containment pipe in the front of the site.

B. Gier expressed that the manufactures do not comment on freezing. There should not be an issue when installed properly on good soils. There would be third party inspections during construction and the soils are good.

D. Ayer asked about freeze protection.

B. Gier explained the drainage is open to the air at multiple locations in the drainage system, if it were a sewer pipe it would be different.

J. Pohopek asked if you had a rain event, it would enter the system and trickle out through the oil water separator and into the state drainage.

B. Gier explained that the pipes should be dry unless there was a storm event.

J. Bouchard asked about the road grade coming in and going out of the site.

B. Gier explained five and six percent. From Calef's the site would go in an upward direction.

J. Pohopek asked if the drainpipes were part of the Operations Manual.

B. Gier explained they were.

A. Kelley opened public comment.

Paul Hosteller asked based upon weight have they calculated pressure per square foot and the warranty.

B. Gier expressed it is H2O loading which is highway loading, tractor-trailer.

J. Adler concurred provided installation was done correctly.

Paul Hosteller questioned whether the oil skimmer was powered.

B. Gier clarified that it was an oil water separator.

Gerry Cote asked the size of the pipe being tied into.

B. Gier explained it was an existing 18" pipe.

Gerry Cote asked if John Svenson had been notified, if this was dumping into his pond.

M. Gasses explained that if he was an abutter he was notified. That the rate off the site was not increasing.

J. Adler explained that the net effect would be the same given the system the applicant had proposed.

G. Calef expressed that the seasonable high-water table was high not low as presented.

B. Gier expressed their test pits were in the drainage report and on the plan. The seasonal high-water table was 83".

Fred Bussiere asked if no water would leave the site unless it was a major storm.

B. Gier explained that if water currently left the site it would continue to leave the site.

Public Comment was closed.

J. Pohopek expressed that the rain comes in and the water is detained and released. That more water would leave the site but it would be detained and released at the same rate.

B. Gier expressed that was true of any site, which involves a detention system. That was what the regulations require.

J. Adler expressed that the rate does not increase so that the assumption is that the pipes downstream could handle the increase in overall volume. You had dampened the peak and extended the overall time period of the flow off site, that ultimately a large pond, river or stream could potentially see a rise.

J. Pohopek expressed a concern with if there was a spill would it be released off site.

B. Gier expressed that the concrete pads are designed to address spills. DES asks not to infiltrate.

J. Pohopek asked if there were provisions in the maintenance manual, which dealt with spills.

B. Gier explained yes.

S. Jeffery expressed rate volume and destination are all addressed in 4.7.1 and he felt that if the volume was being increased on another site that would be an adverse effect.

B. Gier expressed that they met the requirements set forth by the Town of Barrington.

A motion was made by D. Malloy and seconded by J. Pohopek to approve the waiver to 4.7.7.3 36" minimum depth of coverage. The waiver should be granted based specific circumstances relative to the site plan and conditions of the land in such site plan indicate that the waiver will properly carry out the spirit and intent of the regulations.

Roll Call

J. Bouchard no

Kelley yes

J. Pohopek yes

D. Ayer no

D. Malloy yes

S. Jeffery yes

The motion carried 4-2

D. Ayer expressed voted no insufficient information.

#9 B. Gier explained the catch basin detail had been amended.

#10 B. Gier the detail had been revised.

#11 B. Gier explained the issue had been resolved.

#12 Discussion occurred regard this item. G. Calef wished to see more lighting directed at his parking where there was to be a cross access easement. The conscientious was to have Mr. Calef talk with B. Gier.

B. Gier expressed they would look at it with Mr. Calef.

#13 The reduced size site plan had been provided and attached to the Operations & Maintenance Manual.

#14 The water easement had been updated on Sheet C3 as requested.

#15 The stray piece of text had been removed.

#16 the landscape plan had been updated.

G. Calef asked about the 20 spaces he was promised in exchange for an easement. It was signed by Rick Green and Scott Mitchell.

Jae Whitelaw expressed that the applicant needed to provide three minor site plan applications for the water system. That conditional approval could be granted with approval of the minor site plans as a condition.

A motion was made by D. Ayer and seconded by J. Pohopek to inform the applicant that individual minor site plan approvals would be needed for the three individual properties, which were not included in the original site plan application, for site plan approval, George Tsoulakas (Map 238 Lot 7), Barrington Village Place (Map 238 Lot 14), Journey Baptist Church (Map 235 Lot 83) The motion carried unanimously

A motion was made by J. Pohopek and seconded by D. Ayer to continue the application to March 18, 2014. The motion carried unanimously.

REPORT FROM THE PLANNING DEPARTMENT

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

March 18, 2104 6.30 p.m. at the Elementary School Annex

Without objection the meeting adjourned at 9:45 p.m.

Respectfully Submitted,

Marcia J. Gasses
Town Planner & Land Use Administrator