



**MEETING MINUTES**  
**BARRINGTON PLANNING BOARD MEETING**  
**Barrington Annex (next to the Elementary School)**  
**572 Calef Highway**  
**Barrington, NH 03825**  
**Tuesday May 20, 2014**  
**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  
George Calef  
Jackie Kessler  
Bob Williams  
Dennis Malloy, Ex-officio

Members Absent

Jason Pohopek-Vice Chair

Alternate Members Present

Daniel Ayer  
Joshua Bouchard

Town Planner: Marcia Gasses

Daniel Ayer to sit for Vacancy

**MINUTES REVIEW AND APPROVAL**

1. Approval of the May 6, 2014 Meeting Minutes

Correct the spelling of Lenzi on line 514

Without objection the approval of the May 6, 2014 minutes was deferred to June 3, 2014

## **APPOINTMENTS**

2. Brad Peterson owner of 4 Smoke Street would like to discuss the use of the land and building for resale as permitted in the Village District.(formerly Davis property)

Brad and Ross Peterson explained they had pulled building permits and brought the current building to code. They wanted to make sure that the Board was okay with them moving forward with completing the original plan. The building is currently 3400 sq. ft. The Peterson's wanted to know if they could move forward with removal of the rocks on site.

A. Gaudiello asked if they wanted to operate under current approved conditions after removing the gravel.

A. Gaudiello clarified, asking if they wanted to follow through with the current plan and open for business, then appear for site review when they wanted to expand the business and improve the site.

Brad Peterson expressed they were seeking direction from the Board on to what extent they could follow through with the prior approval, without needing to come for a full site review.

G. Calef asked for clarification on "resale."

Brad Peterson explained the company offered retail sale of box trailers, utility trailers, etc. and parts for trailers and plows. Mr. Peterson described their business as similar to the Tractor Supply, trailer section only.

B. Williams asked about the apartments on the second floor.

Brad explained they had received a certificate of occupancy for the apartments.

J. Kessler asked about the parking.

Brad Peterson explained the parking improvements had not been completed.

J. Bouchard arrived at 6:55 p.m.

J. Bouchard recused himself from this application.

A. Gaudiello asked if the applicant had a problem with abiding by the approved plan.

D. Ayer agreed it was a great idea.

J. Kessler was concerned with the current parking in front of the building.

M. Gasses expressed that the approved plan had shown parking to the rear of the building.

J. Kessler questioned whether there had been a change in the regulations since approval.

Brad Peterson expressed given the feedback from the Board there was a need to come back to the Board with a current site plan for review and approval.

D. Ayer suggested mapping out all the improvements at one time.

Brad Peterson explained he had spoken with NHDES and there was no file on the parcel.

J. Bouchard returned to the Board

3. Recommendation from the Planning Board for a private road agreement to build a home for D. Steven & Dawn Skipper on Bassett Drive. (Map 240, Lot 17)

G. Calef explained that at one point that Bassett Road was a Town Road, it had been abandoned, and was now a private road.

A. Gaudiello asked if a recommendation made by the Board would, it include recommendations by the Fire Chief and Road Agent.

M. Gasses explained that she would include the Fire Chiefs recommendations and reference to the Road Agents recommendations in the communication to the selectmen. The Board had received the completed driveway permit, which had been approved by the Highway Department with recommendations for improvements.

J. Bouchard wanted included verification that a Fire Truck could make all the turns from the beginning of lot 7 to the proposed home location.

The consensus of the Board was to have the Planner send a recommendation to the Selectmen including the recommendations of the Road Agent, Fire Chief, and the provision that a Fire Truck could make all the turns from the beginning of lot 7 to the proposed home location.

## **REVIEW OF PLANS**

4. [203-7-GR-14-SD \(Joseph & Virginia Carbaugh\)](#) Request by applicant for a 2 lot subdivision to create a back lot and a 9.6 Special Permit on a 10.52 acre lot on 282 Second Crown Point Road (Map 203, Lot 7) in the General Residential Zoning District. By: Kenneth A, Berry, PE, LLS; 335 Second Crown Point Road; Barrington, NH 03825

There did not appear to be any missing information.

5. [226-50-18,19-NR-14-LL \(John Brasseur & Stephen Halla\)](#) Request by applicant to adjust the boundary line between Lots 18 & 19 for equal exchange of land and a waiver for checklist items located on 34 & 36 Coachman Drive (Map 226, Lots 50-18 & 50-19) in the Neighborhood Residential (NR) Zoning District. By: Chris Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825

G. Calef asked for clarity on the waivers requested.

Wetland delineation and buffers should be shown.

6. [263-7-RC & SDA-14-SR \(Richard & Catherine Gibb-Gibb Auto Sales\)](#) Request by applicant to convert the existing business to Automobile Retail, add a free standing sign with a signage area of 3' x 6' and with frame dimensions of 10' H x 7'W and waiver for wetland delineation located on a 6.45 acre lot at 1079 Calef Highway (Map 263, Lot 7) in the Regional Commercial (RC) and Stratified Drift Overlay Zoning Districts. By: Jason Pohopek; Pohopek Land Surveyors & Septic System Design, LLC; PO Box 651; Barrington, NH 03825

Sign Application  
Need Narrative  
Needs applicant's signature on waiver request  
Need Check list filled out  
Newtown Plains Road not Lee Oak Road

Let applicant know he had a little work to do before coming to the Board.

### **CASES BEFORE THE BOARD**

6. [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.; 5Railroad Street; Newmarket, NH 03857.

*Approved by the board to be continued until August 5, 2014*

### **COMMUNICATIONS RECEIVED**

Appeal of Three Socios conditional approval to the ZBA received by the Land Use Office.

SRPC Annual Meeting Is Thursday May 29, 2014 11:30 -2:00, location Madbury Town Hall, Attorney Malcolm McNeil was to speak on a perspective from the developer's side.

### **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**

Tuesday June 3, 2014 6:30 pm at the Elementary School Annex

Without objection, the meeting was adjourned at 8:30 pm.

Respectfully submitted,

Marcia J. Gasses  
Town Planner & Land Use Administrator