



Meeting Minutes
BARRINGTON PLANNING BOARD MEETING
Barrington Annex (next to the Elementary School)
572 Calef Highway
Barrington, NH 03825
Tuesday July 8, 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

Jason Pohopek -Vice-Chair
Joshua Bouchard Arrived at 6:40 p.m.
George Calef
Bob Williams
Dennis Malloy, Ex-officio

Members Absent

Anthony Gaudiello-Chair
Jackie Kessler

Alternate Member Present

Daniel Ayer Arrived at 8:02 p.m.

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the June 17, 2014 Meeting Minutes

A motion was made by G. Calef and seconded by B. Williams to move review of the minutes to the end of the meeting. The motion carried unanimously

G. Calef explained that A. Gaudiello's attachment was missing from the minutes.

Without objection the minutes were accepted with the inclusion of A. Gaudiello's attachment.

ACTIONS ITEMS

2. [220-18-GR-14-SR \(Stephen M. Flynn\)](#) Request by the applicant for a Site Review and 3.4 Conditional Use Permit to open a Powder Coating home business with capacity to machine custom small parts with CNC mill machine on a 1.1 acre lot on 78 Greenhill Road (Map 220, Lot 18) in the General Residential (GR) Zoning District.

M. Gasses read the following from the staff recommendations:

- The original application was filed with the Land Use Office on May 21, 2014
- Addition materials were received by the Land Use Office on June 23, 2014
- The Notice was posted in Fosters Daily Democrat on June 24, 2014
- Abutter Notices were mailed June 25, 2014
- Comment from Chief Conway was "Should be no impact"
- Comment from Chief Walker "This is a low impact business that should have little to no impact on the Fire & Rescue Department"
- Comment from Tom Abbott, Building Inspector "Will need permits for all building modifications. Seems to be low impact type of business."
- The applicant has requested a waiver from providing a new site plan, Section II. The applicant is not proposing changes to the site at this time. The applicant did mention the desire to possibly pave the existing drive in the future. The Board could give the applicant guidance as to whether they felt a drainage analysis & site plan would be needed prior to paving.
- The Land Use Office will provide the 1998 approved site plan for the location. It is a large plan and available in the office prior to the meeting.
- The Board should consider the waiver from providing a new site plan prior to voting to accept the application as complete
- If the Board accepts the application as complete a public hearing should follow
- If or when the Board chooses to approve the application staff recommends a Notice of Decision to read substantially as follows:

Stephen Flynn the applicant gave a brief description of the powder coating operation and CNC machine business they were interested in opening.

A motion was made by G. Calef and seconded by D. Malloy to approve the request for a waiver from providing an updated site plan.

J. Pohopek asked for an explanation of what would be done in order determine if they needed a new site plan.

Stephen Flynn explained they would be using the existing building and not changing the existing site.

B. Williams asked for an explanation of powder coating.

Stephen Flynn explained powder coating was a type of coating that is applied as a dry powder. The powder is applied electrostatically and was then cured under heat to allow it to form a hard finish. It was used mainly for coating metals, such as household appliances, aluminum parts, and automobile and bicycle parts.

J. Pohopek asked how the pieces were arriving at the business.

Stephen Flynn expressed the parts would mostly be arriving by UPS.

Motion on the waiver

D. Malloy aye

B. Williams aye

G. Calef aye

J. Bouchard aye

J. Pohopek aye

The motion carried 5-0

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

Stephen Flynn explained the business further.

G. Calef expressed powder coating was an awesome process. It goes on as a powder and is extremely durable.

Paul Flynn explained umbrella stands are powder coated.

J. Pohopek asked for defined hours of operation.

Stephen Flynn stated Monday through Saturday 8am-6pm

J. Pohopek opened the public hearing

Debra Rogers expressed the Flynn's property floods out. She was concerned with where the waste would be disposed of, what the noise factor would be, and how many employees they would have.

J. Pohopek asked if there was any waste product to taken off site.

Stephen Flynn stated none.

J. Pohopek explained they would attach a condition of three employees.

Stephen Flynn explained they would primarily operate Monday through Friday 8-6.

G. Calef explained the Board had usually accommodated reasonable hours. He did not believe the Board should restrict beyond reasonable use.

Stephen Flynn expressed his formal request for operating hours was for 7am-9pm Monday through Saturday.

D. Malloy asked what Mr. Flynn's experience with operating hours had been.

Stephen Flynn explained typically 8-5 but did not want to limit himself if it gets busy.

Paul Mausteller worked as a CNC manufacturer and had concern for the water table and chemicals.

Paul Flynn explained they were using strictly aluminum.

Craig Rogers explained the water table is high and was concerned about the water and washing out of chemicals. His biggest concern was the water. Also was concerned with the heating ventilation system.

J. Pohopek asked for an explanation of the cleaning of parts.

Paul Flynn explained the parts were cleaned with baking soda and the process was dry.

Stephen Flynn explained everything would be cleaned up with a shop vac, and disposed of properly. He explained he had not yet purchased the machines, so he did not know where exactly they would be located within the building, but he would obtain all necessary permits.

Pam Failing explained she was intrigued with process. The process sounded like an environmental friendly process. She expressed that soundproofing was available if an issue arose.

Debra Rogers asked if they had business insurance.

J. Pohopek explained they could not require insurance.

M. Gasses read draft conditions from the staff recommendations with the inclusion of; hours of operation 7am to 9 pm Monday through Saturday, and BMP's for disposal of waste materials

A motion was made by G. Calef and seconded by B. Williams to approve with the additions raised by the Board.

J. Pohopek expressed the Board wanted to address BMP's for the exterior of the building.

M. Gasses revised condition #10 to read, "BMP's are required to be used for waste materials produced on site.

J. Pohopek asked if they would have a dumpster.

Stephen Flynn expressed he would probably have a dumpster.

J. Pohopek explained that if additional impervious surfaces were added that they would have to return to the Board for further site review, and would be added as a condition.

M. Gasses explained to the applicant that the dumpster would need to be placed on the existing gravel surface.

J. Pohopek expressed that a motion for approval had been made and seconded and called for a vote.

The motion carried unanimously.



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

barrplan@metrocast.net

barrplan@gmail.com

DRAFT – NOTICE OF DECISION

[Office use only]	Date certified:	As built received:	Surety returned

"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.

220-18-Gr-14-SR(Stephen M. Flynn) Request by the applicant for a Site Review and 3.4 Conditional Use Permit to open a Powder Coating home business with the capacity to machine small parts with CNC mill machine on a 1.1 acre lot located at 78-84 Greenhill Road (Map 220, Lot 18) in the General Residential (GR) Zoning District.

Applicant:
Stephen & Lorraine Flynn
54A Rutland Street
Dover, NH 03825

Dated: XXXX

Dear Stephen & Lorraine:

This is to inform you that the Barrington Planning Board at its xxxxxx, 2014 meeting **APPROVED** your application referenced above.

The application was approved with the following conditions:
Reference Article 7.4 of the Town of Barrington Zoning Ordinance

- 1) A Certificate of Occupancy is required from the Code Enforcement Officer prior to occupancy
- 2) This parcel is located in the Ground Water Protection Overlay District. Applicant must comply with Article 12 of the Town of Barrington Zoning Ordinance.
- 3) Any modifications to the building will require permits from the Code Enforcement Office.
- 4) This approval is for the use as specified in the application materials.
- 5) Not more than two (2) non-residents of the property may be employed within the home business.
- 6) There shall be no display of goods or wares visible from the street except one (1) unlighted sign, which is no larger than four (4) square feet in size, may be placed on the property.
- 7) Not more than two (2) commercial vehicles related to said home business shall be stored on premises.
- 8) The building or premises containing said home business shall not be rendered objectionable or detrimental to the residential character of the neighborhood because of

exterior appearance, traffic, emission of odor, smoke, dust, noise, on-site storage of hazardous materials as determined by the Barrington Fire Department.

- 9) *Hours of operation are 7am to 9pm Monday through Saturday (added by the Board)*
- 10) *Best Management Practices must be utilized for waste materials produced on site. (added by the Board)*
- 11) *Any change to the impervious area of the site would require site review by the Board. (added by the Board)*

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,

Marcia J. Gasses
Town Planner & Land Use Administrator

cc: File

3. [206-20-GR-14-SUB/LL \(Dawn & Douglas Hatch\)](#) Request by the applicant for a Boundary Line Adjustment, Waivers and a 2 lot Subdivision on an 11.58 acre lot on Second Crown Point Road and Pond Hill Road (Map 206, Lot 20) in the General Residential Zoning District. By: Randy R. Orvis, Geometres Blue Hills, LLC; PO Box 277; Farmington, NH 03835

J. Calef recused himself.

J. Pohopek explained the applicant would need three votes in favor where they had only 4 members voting.

M. Gasses read the following from the staff recommendations:

- The application was received by the Land Use Office on June 11, 2014
- The Notice was posted in Fosters Daily Democrat on June 24, 2014
- Abutter Notices were mailed June 25, 2014
- The Selectmen are in receipt of a request to undo an involuntary merger of parcel 4 & 5
- The applicant has requested a waiver from Article 5.3.1(6) & 5.3.1(9) requiring showing all of the existing grades, contours, and natural features across the entire 11.58 site. They have shown the existing conditions to prove minimum required area on each lot and believe the further delineation would be a substantial and unnecessary cost. The Board should address the waiver request prior to accepting the application as complete

- If the application is accepted as complete the Planning Board should hold the public hearing
- Chief Conway has recommended that the plan “show the driveway placement and site distance”
- Peter Cook, Road Agent visited the site and stated “he had no issues or concerns, there is adequate sight distance
- If or when the Board chooses to approve the application, staff recommends a Notice of Decision to read substantially as follows:

Randy Orvis explained the Hatch family had requested the selectmen unmerge parcels 4 & 5 referenced in their deed recorded at the SCRD. The lots were currently known as Map 206 Lot 20. In order to make both proposed lots conform to the regulations, a lot line revision was being proposed between Parcel 4 & Parcel 5. Parcel 4 was then proposed to be divided into two buildable lots.

J. Pohopek asked that Mr. Orvis explain the waiver request.

Randy Orvis explained the waiver request was from the regulation requiring the showing of all existing grades, contours and natural features across the entire 11.58 +/- parent lot. They had shown existing conditions to prove minimum required lot area on each proposed lot. They felt it would be a substantial unnecessary cost to the Hatch family to locate and demonstrate the contours and natural features of the entire lot.

J. Pohopek explained the waiver request was for Articles 5.3.1(6) & 5.3.1 (9) of the Subdivision Regulations.

B. Williams asked what J. Pohopek thought.

J. Pohopek explained they had shown a buildable area on each lot.

A motion was made by J. Bouchard and seconded by B. Williams to grant the specific waivers. The motion carried unanimously.

A motion was made by D. Malloy and seconded by J. Bouchard to accept the application as complete. The motion carried unanimously

J. Pohopek opened the public comment.

Pam Failing expressed the Conservation Commission had no reservations. They did request a note be put on the plans requiring demarcation of the wetland buffers.

J. Pohopek expressed it is not within our regulations and would be at the volunteer of the owner.

Randy Orvis expressed that wetland boundaries change. He was not sure how you could permanently mark a buffer.

Dawn Hatch explained the land was being given to her grandson who has been brought up in construction and he would be a good steward of the land.

J. Pohopek asked required monuments be set according to the Subdivision Regulations.

A motion was made by B. Williams and seconded by D. Malloy to approve the application with conditions stated as revised and recorded.

J. Pohopek asked that the record show D. Ayer arrived at 8:02 but would not be voting on this application.

The motion to approve the application carried unanimously.

A motion was made by B. Williams and seconded by D. Malloy to allow the chair to sign when the conditions are met. The motion carried unanimously



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DRAFT NOTICE OF DECISION

[Office use only]	Date certified:	As built received: N/A	Surety returned: N/A
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"Applicant," herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.

Proposal Identification:

Request by the applicant for a Boundary Line Adjustment, Waivers and a 2 lot Subdivision on an 11.58 site located on Second Crown Point Road and Pond Hill Road (Map 206, Lot 20) in the General Residential Zoning District. By: Randy R. Orvis, Geometres Blue Hills, LLC; PO Box 277; Farmington, NH 03835

Applicant:

Dawn & Douglas Hatch
120 Second Crown Point Road
Barrington, NH 03825

Dated: xxxx /2014

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Dear Dawn & Douglas:

This is to inform you that the Barrington Planning Board at its June 3, 2014 meeting **APPROVED** your application referenced above.

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Board. Certification of the plans is required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please Note* If all of the precedent conditions are not met within ~~90 days~~ 6 months, **by XXXXX, 2014**, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

Conditions Precedent

- 1) a) Add the owners signature to the final plan
- 2) ~~The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the plans. Proper and complete monumentation shall be installed on the properties as a condition of final approval of the application. Granite bounds shall be set at the inspection of existing or proposed lot sidelines with existing or proposed streets. Iron pins (pipe or rod) are to be placed at all property line corners and angles, and all points of curvature and points of tangency. Monuments for the being developed shall be placed not more than 300 feet apart in any straight line. The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the submitted plan. (revised by Planning Board)~~
- 3) Add the following plan notes:
 - a) Waivers were granted from plan check list requirements, 25 a-c, 31
 - b) *Note the following: "required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through completion of all construction activities. If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town"*
 - c) *These lots contain wetlands and wetland buffers. All uses shall be consistent with Article 9 of the Town of Barrington Zoning Ordinance. (added by Planning Board)*
- 4) Any outstanding fees shall be paid to the Town

- 5) The undoing of the Involuntary Merger must be approved by the Selectmen
- 5) For lot line adjustments the applicant shall submit to the Land Use Office a copy of the signed and notarized deed which will affect the conveyance of the subject property before the plat is certified by the Planning Board Chair. Once the plat is certified the deed must be recorded simultaneously with the plat.
- 6) Final drawings. (a) three sets of large black line plus (c) one set of 11"x17" final approved plans plus (d) one electronic version by pdf or CD must be on file with the Town. Each individual sheet in every set of drawings must be stamped and signed by the land surveyor, engineer, or architect responsible for the plans. (The applicant need only submit additional black line sets of drawings or individual sheets, as needed, to make three complete sets consult the Planning Department.) Note. If there are significant changes to be made to the plans, as specified above, one full size paper check print must be sent to the Planning Department for review prior to producing these final drawings.

Subsequent Conditions

- 1) Current Use subject property or a portion of it is presently in Current Use. The applicant must provide the Town of Barrington Assessing Department a revised current use map and/or any other items needed to assure that the requirements of RSA 79-A and the New Hampshire Department of Revenue's Administrative Rules are satisfied.

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,

Marcia J. Gasses
Town Planner & Land Use Administrator

cc: Randy R. Orvis Geometres Blue Hills, LLC
File

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

M. Gasses read the staff comments

- April 14, 2014 the ZBA granted a Special Exception from the terms of Article 4.1.2 of the Barrington Zoning Ordinance to allow access to the property from a side not the frontage
- The application for subdivision was received on May 13, 2014
- The applicant appeared before the Planning Board on June 3, 2014 and the application was continued to allow time to address a 75' setback from the Berry River
- The Application includes a request for a 9.6 Special Permit to allow an 18' wide driveway to access the buildable area of the lot
- 9.6 Special Permit for Construction in a Wetland Buffer – A use not otherwise permitted in the wetland buffer may be undertaken if the Planning Board approves an applicant's request for a Special Permit, provided such use is in keeping with the intent and purpose set forth in this Ordinance as permitted in the base zoning district and meets the standards listed below.
 - 9.6(1) After a review of all reasonable alternatives it is determined to be infeasible to place the structure outside of the buffer zone.
 - 9.6(1)(a) The structure must be set back as far as possible from the delineated edge of the wetland or surface water; and
 - 9.6(1) (b) Appropriate erosion control measures must be in place prior to and during construction; and
 - 9.6(1) (c) Any disturbance to the surrounding buffer zone must be repaired and restored upon completion of construction; and
 - 9.6(1) (d) all available mitigation measures to address changes in water quality and quantity is implemented, along with design and construction methods to minimize adverse impacts, if required by the Planning Board.
- The Board should vote on acceptance of the application as substantially complete, prior to opening the public hearing
- Chief Walker made the following comments, “this driveway will require a street name, and everyone on this driveway will be required to have a new address. He would like to see written documentation that people using the shared driveway understand this. Turnouts constructed every 250 feet. Driveway built to acceptable Town standards as approved by the Road Agent
- Staff recommends the Board recess the public hearing and schedule a site walk
- If or when the Board chooses to approve the application staff recommends the Notice of Decision to read substantially as follows:

Kenneth Berry, Berry Surveying and Engineering stated the plans were stamped by a licensed wetland scientist. Mr. Berry explained the application. The application is subject to the 75' shore land. The proposal is for a back-lot subdivision. The current parcel was 10.52 acres. The proposed subdivision would divide a 4.19 acre building lot on the back side of the Berry River. The back-lot would have 50' of frontage on Second Crown Point Road, but due to the steep terrain and stone walls the ZBA granted a Special Exception to allow the lot to have access from an adjacent shared driveway. The proposed construction of the driveway would require a portion to impact the wetland buffer, requiring a 9.6 Special

Permit. The proposed driveway was situated as far from the river as possible. Appropriate erosion control measures would be taken and were noted on the plans.

Mr. Berry explained the Special Exception granted by the ZBA.

They wanted to keep the driveway as far away from the stonewalls as possible and protect the stonewalls which exist.

The subdivision approval had been received from the state.

Originally, they were looking at 2900 sq. ft. 9.6 He did not believe the Conservation Commission was in favor of the original proposal and moved the driveway toward the wetland having the lesser values. He had sediment and erosion control measure he would show the Board.

D. Ayer to vote on this application and G. Calef had returned to the table.

G. Calef asked for clarification on the naming of a driveway.

J. Pohopek explained that three homes triggered the naming of a driveway for E-911.

D. Ayer made a motion to accept the application as complete including the 9.6 seconded by G. Calef. The motion carried unanimously

J. Pohopek opened public comment.

Pam Failing explained the Conservation Commission had taken a site walk and discussed the application. They were not aware of the moving of the driveway. The Conservation Commission overall was not in favor of this application because they value their wetlands and buffers. They were most concerned with the river but it still was a buffer impact. In the course of creating the subdivision they were creating the impact. There appeared to be a way to avoid the buffer impact. By utilizing the existing driveway, they could avoid the impact. The Commission recognized impact did already include an existing trail.

Ken Berry explained that Scott & Darlene Doughty abutters to the property who were offering the easement were not in favor of expanded use of the driveway. Mr. Berry read the letter from Scott & Darlene Doughty.

Mr. Berry believed they addressed each of the issues in the 9.6. They did not agree with the Conservation Commission's position.

Joe Carbaugh explained he has used the trail for 15 years and has had skidders and trucks accessing the site. He did not believe any negative impact had resulted due to the use.

J. Pohopek closed public comment for the time.

J. Pohopek wanted to make sure the easement language was consistent with the plan set. The Town lawyer would have to review the language.

The Board scheduled a site walk on July 22, 2014 at 5:30p.m., meet on site.

A motion to continue the public hearing to August 5, 2014 by B. Ayer and seconded by D. Ayer the motion carried u/a

A motion was made by B. Williams and seconded by D. Ayer to continue the public hearing to August 5, 2014. The motion carried unanimously



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DRAFT NOTICE OF DECISION

[Office use only]	Date certified:	As builts received:	Surety returned
<i>"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.</i>			
Proposal Identification:			

Applicant: Joseph P. & Virginia M. Carbaugh By: Kenneth A. Berry, P.E., LLS	Dated: /2014
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Dear applicant:

This is to inform you that the Barrington Planning Board at its XXXX, 2014 meeting **CONDITIONALLY APPROVED** your application referenced above.

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Board. Certification of the plans is required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please Note* If all of the precedent conditions are not met within 6 calendar months to the day, **by XXXX, 2014**, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board. *Reference 8.23 of the Town of Barrington Subdivision Regulations*

Conditions Precedent

- 1
 - a) Add the owner's signature to the final plan
 - b) Add the wetland scientist stamp & signature to the final plan
- 2) The applicant's surveyor shall certify in writing that the bounds and pins have been installed according to the plans.
- 3) This driveway will require a street name and everyone on this driveway will be required to have a new address. Written documentation must be provided that lot owners on this shared driveway understand this requirement.
- 4) Add the following plan revisions to the plans
- 5) Add the following plan notes:
 - a) List Special Permit for Wetland Buffer (*if granted*)
 - b) Add the State Subdivision Approval number to the plan
 - c) The driveway is required to have turnouts constructed every 250' and built to acceptable town standard as approved by the Road Agent (*Reference 12.3.2 of the Barrington Subdivision Regulations*)
- 6) Town Counsel shall approve driveway easement language.
- 7) Any outstanding fees shall be paid to the Town
- 8) Proper and complete survey monumentation shall be installed on the properties as a condition to final approval of the application. Granite bounds shall be set at the intersection of existing or proposed lot sidelines with existing proposed streets. Iron pins (pipe or rod) are to be placed at all property line corners and angles, and all points of curvature and points of tangency. Monuments for the lot being developed shall be placed not more than 300 feet apart in any straight line. The applicant's surveyor shall

certify in writing that the bounds and pins have been installed according to the submitted plan.

- 9) The Chairman shall endorse three (3) paper copies of the approved plan meeting the conditions of approval upon receipt of an executed bond for all improvements, excluding buildings. The Planning Department shall retain a signed and approved 11" X 17", and PDF format on CD with supporting documents for Town records. The Planning Department shall record a copy of the Notice of Decision and Conditions of Approval at the Strafford County Registry of Deeds. The applicant shall pay all recording fees prior to final approval.

General and Subsequent Conditions

- 1) The Code Enforcement Officer will inspect and approve the wetland buffer restoration prior to the issuance of a certificate of occupancy.
- 2) Current Use subject property or a portion of it is presently in Current Use. The applicant must provide the Town of Barrington Assessing Department a revised current use map and/or any other items needed to assure that the requirements of RSA 79-A and the New Hampshire Department of Revenue's Administrative Rules are satisfied.

CASES BEFORE THE BOARD

5. [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

6. Letter from Town Planner regarding three Site Review Applications received from applicant James Mitchell/Three Socios, LLC.

M. Gasses read the letter sent to James Mitchell/Three Socios regarding the three site plan applications, which had been received by the Land Use Office. The Town would not proceed on the applications until the stay was lifted by the Superior Court.

The Board tabled any discussion on A. Gaudiello's resignation as chair until he was present.

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

7. Brief discussion on visiting sites previously approved by the Planning Board.

M. Gasses asked if the Board would be interested in visiting previously approved subdivisions or site plans to see the application appeared when constructed.

B. Williams expressed an interest.

The Board would bring ideas on possible sites to visit to the next meeting.

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

July 22, 2014 Elementary School Annex at 6:30 p.m.

A motion was made by B. Williams and seconded by D. Malloy to adjourn at 9:08 p.m. The motion carried unanimously

Respectfully submitted,

Marcia J. Gasses
Town Planner & Land Use Administrator