



**MEETING MINUTES**  
**BARRINGTON PLANNING BOARD MEETING**  
**Barrington Annex (next to the Elementary School)**  
**572 Calef Highway**  
**Barrington, NH 03825**  
**Tuesday September 23, 2014**  
**6:30 p.m.**

**ROLL CALL**

Members Present

Anthony Gaudiello-Chair  
Joshua Bouchard  
George Calef  
Bob Williams  
Dennis Malloy, Ex-officio

Members Absent

Jason Pohopek Vice-Chair  
Jackie Kessler

Alternate Member Absent

Daniel Ayer

Town Planner: Marcia Gasses

**MINUTES REVIEW AND APPROVAL**

1. A. Approval of the July 22, 2014 site walk minutes

*A motion was made by G. Calef and seconded by B. Williams to approve the July 22, 2014 site walk minutes. The motion carried unanimously*

B. Approval of the September 9, 2014 Meeting Minutes

*Without objection the minutes were approved as corrected.*

**DESIGN REVIEW**

2. [234-1.5-V-14-SR \(Applicant: Turbocam, Owner Town of Barrington\)](#) Request by applicant to present a Design Review for the purpose of constructing a 34,880 s.f. commercial building on a 3 acre lot located on Redemption Road (Map 234, Lot 1.5) in the Village (V) Zoning District.

A. Gaudiello explained the comments would be nonbinding.

Mike Sievert of MJS Engineering explained the proposed application. The plan was to construct a 26,640 square foot building footprint with 26,640 square feet of industrial space and 6,240 square feet of office space. The lower (1<sup>st</sup> floor) area contains the office space and the upper (2<sup>nd</sup> floor) area contains the industrial space. A driveway provided around the perimeter of the building for access to the loading dock. A parking area with ADA accessible parking is located along the front of the building. There entrance was at grade, while the manufacturing floor is elevated. The proposal included a large underground storage system for storm water. There would be a ledge cut and the remainder was gravel. A Special Permit for 400square feet of impact to the buffer for grading. There would be a decrease in runoff from the site. A septic system would be needed on site. Well was to be treated as a nontransient well.

A. Gaudiello asked for a description of the neighboring property. The adjoining parcel was large and the home was greater than 500' away. There was a landscaping plan which had been submitted.

B. Williams asked what the use would be.

Mike Sievert expressed it would be the coatings division.

D. Malloy asked how much would be encroaching on the recreation area.

Mike Sievert expressed, just the well radius and the access road.

A. Gaudiello opened for public comment.

Chuck Spinale expressed the outside equipment at the current location made a constant noise. He supported the original building because of the proposed jobs it would provide, but he had not seen an increase in workers at the site.

Mike Sievert explained he would find out if there was any outdoor machinery.

M. Gasses expressed that it was her understanding that the division which was currently experiencing growth did not require as many employees, but the business was continuing to grow and expand. The remainder of the current building was proposed to be constructed in the coming year.

A. Gaudiello asked that they explain the decibel levels and hazardous materials that would be used on site when the full application was presented to the Board.

A. Gaudiello closed design review.

### **PRELIMINARY CONCEPTUAL REVIEW**

#### **3. Discussion with Jim Connick on a 2 lot Commercial Subdivision.**

Mr. Connick expressed that the property currently had a duplex on it occupied by his children. He was interested in pursuing commercial development on the remainder of the property, but the problem he had run into was that the value of the land was greater than the value of the home and Fannie Mae and Freddie Mac would not let them lend on parcels greater than 10 acres.

Mr. Connick sketched on an old plan the location of two proposed lots with frontage on Tolend Road. The first lot would contain the existing duplex and slightly less than ten acres and remainder of the land would be in the second larger parcel. Mr. Connick explained how he found because of the size of the parcel he would need to show the lot with the home containing a 100' wide portion from Tolend Road. He explained that if he tried to square up the lot it would contain more than ten acres.

Mr. Connick explained that any future development would take access from Old Green Hill Road or Substitute Road. He understood that the Selectmen would need to approve construction on a Class VI road.

### **COMMUNICATIONS RECEIVED**

M. Gasses explained they had received a request for a recommendation for the issuance of a building permit on Bully Road for Deborah and Dwight Chick. The Road agent had expressed in his memo he had no concerns. The request was to replace an existing home, no driveway permit was required.

A. Gaudiello asked if there was any reason to object to the request, he saw none.

*A motion was made by D. Malloy and seconded by B. Williams to have the Planner send a memo to the Selectmen expressing the Board had no objections to the issuance of a building permit on Bully Road for Deborah and Dwight Chick. The motion carried unanimously*

Tim Mason of Cabernet Builders explained that one of the precedent conditions of approval on the River's Peak Subdivision was determining the amount of surety. He expressed to the Board that this

would require review by the Town Engineer. Mr. Mason asked the Board to consider that where no construction was imminent would the Board consider not requiring a review at that time. Posting of the bond was not required until prior to the issuance of a building permit. It would be less costly to estimate the bond and then have it reviewed.

The Board discussed the request and had no objection provided a new estimate, which would be reviewed by the Town's Engineer and bond, would be provided prior to the issuance of any building permits. Mr. Mason would need to provide a current estimate by his engineer to satisfy the precedent condition of approval but it would not need to be reviewed by Dubois & King.

A. Gaudiello clarified that Mr. Mason would be presenting an estimate and a letter stating he would provide an updated estimate and bond prior to the request for the issuance of any building permits.

### **REPORTS FROM OTHER COMMITTEES**

### **UNFINISHED BUSINESS**

### **OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD**

4. Report of Applications received in the Land Use office for the Public Hearing on October 7, 2014
5. Presentation of certification of Rivers Peak and Barrington General Repair, LLP.

A. Gaudiello read from the Certification Memo for Barrington General Repair case # 220-33-RC/SDA-14-SR.

A. Gaudiello: I have read the memo of certification from the planner on 220-33-RC-SDA-14-SR which the board conditionally approved on September 9, 2014. The planner thereby certifies that all the conditions assigned by the board have been satisfactorily met.

A. Gaudiello The question is on the board designation of Marcia Gasses to signify final approval by their signature on the plan sets.

*A motion was made by B. Williams and seconded by D. Malloy to designate Marcia Gasses to signify final approval by their signature on the plan set. The motion carried unanimously (5-0)*

A. Gaudiello reminded the Board we are looking for representation on the Master Plan Committee

### **SETTING OF DATE, TIME AND PLACE OF NEXT MEETING AND**

A. Gaudiello expressed the next meeting would be October 7, 2014 at 6:30 p.m.

*A motion was made by D. Malloy and seconded by B. Williams to adjourn. The motion carried unanimously*

Respectfully submitted,

Marcia J. Gasses  
Town Planner & Land Use Administrator