



BARRINGTON PLANNING BOARD MEETING
Barrington Annex (next to the Elementary School)
572 Calef Highway
Barrington, NH 03825
Tuesday May 5, 2015
6:30 p.m.

MEETING MINUTES

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
Jason Pohopek Vice-Chair
George Calef

Members Absent

Joshua Bouchard
Bob Williams
Fred Bussiere – ex- officio

Alternate Members Present

Daniel Ayer
Richard Spinale
Michael Clark ex-officio

Alternate Members Absent

Fred Nichols

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the April 21, 2015 Meeting Minutes.

Without objection the minutes were moved until after number 5.

Without objection the minutes were adopted as corrected.

ACTION ITEMS

2. **235-83-TC-15-SR (Journey Baptist Church)** Request by applicant for Site Review to connect the Journey Baptist Church building to the proposed water system to be constructed on Map 238, Lot 7 and 4 thereby abandoning the existing well on the subject parcel and to connect the subject parcel to Map 238, Lot 4 via a 24' wide roadway and 5' sidewalk and waiver from section 3.2.10 (7) requiring parking lot requirements to be added to the site plan for the proposed project. This lot is located on a 2.93 acre site in the Town Center (TC) Zoning District.*

A. Gaudiello recused himself

G. Calef recused himself

A motion was made by D. Ayer and seconded by R. Spinale to continue the application to June 2, 2015. The motion carried unanimously

The application was continued at the request of the applicant

3. **238-16.21-V15-SR (Barrington Village Place)** Request by applicant for Site Review to construct a well to service a non-community water system with a well easement and waiver from Section 3.2.10 (7) requiring parking lot requirements for the proposed project. This is located on a 29.91 acre lot (Map 238, Lot 16.21) in the Village District.*

A motion was made by D. Ayer and seconded by R. Spinale to continue the application to the June 2, 2015 meeting. The motion carried unanimously.

The application was continued at the request of the applicant

4. **238-7-TC-15-SR (Millo's Pizza-George Tsoulakas)** Request by applicant for Site Review to construct a water system with associated pump house, waterline, and access across the subject property between Map 238, Lot 4 and Map 238, Lot 16.21 and waiver from Section 3.2.10 (7) requiring parking lot requirements for the proposed project. This is located on 2.26 acre lot (Map 238, Lot 7) in the Town Center.*

A motion was made by D. Ayer and seconded by R. Spinale to continue to the June 2, 2015 meeting. The motion carried unanimously

The application was continued at the request of the applicant

M. Clark left the meeting.

***Indicates that if the application is accepted as complete, the public hearing will be held the same evening, at which time any interested party may offer comment to the Planning Board.**

NON-ACTION ITEMS

5. Pursuant to RSA 41:14a the Board of Selectmen have requested recommendations from the Planning Board regarding the lease of Government Owned space or land for the production of solar powered electricity generation. Locations include: Map 234 Lot 84, 774 Franklin Pierce Highway, Public Safety Building; Map 224 Lots 10 & 11, 226 Smoke Street, Highway Garage; Map 233 Lot 43, 105 Ramsdell Lane; owned by the Town of Barrington

C. Dundorf representing Barrington Power and John Scruton, Town Administrator was present. Chris discussed Grid-Tied Solar Electric Systems. Net metering was a system of getting credit on your account. A variety of sites that Barrington Power had been involved in were presented.

G. Calef submitted an article for the selectmen to the Land Use Office which had been in the April 30, 2015 Union Leader. The article pointed out many factors which should be considered before leasing or purchasing solar equipment.

G. Calef expressed that solar subsidies are uncertain in the future.

J. Scruton expressed one of the reasons they wanted to ask quickly for the Boards input was to take advantage of the subsidies.

C. Dundorf expressed they looked at the landfills first. They realized they couldn't disturb the cap. The options turned out to be more costly.

C. Dundorf explained at the Safety Building the roof would need to be replaced, so a ground mounted option was a better choice.

C. Dundorf met with Rick Walker and they looked at options. They discussed creating three rows instead of five. The Board discussed meeting the 40' setback.

C. Dundorf explained he had discussed the Highway Building location with Peter Cook. Chris and Peter discussed the operations at the site and how to best accommodate the array. The two concluded by cutting some trees and moving two rows to the rear to allow for adequate snow storage the location would work.

Chris expressed there was a possible location on the library roof, for an additional 30 KW.

J. Pohopek expressed the easements should be shown on the site plan; an overall plan of the site with the location of the solar panel would be appropriate.

D. Ayer expressed concern with the safety building site due to the water on site and visibility from Route 9

J. Pohopek expressed concern the site may become a mucky situation. Property lines and setbacks should be consistent with the regulations.

C. Dundorf explained that Barrington Power LLC would pay for the installation.

J. Pohopek asked if the rate was tied to Eversource.

C. Dundorf explained the agreement was not tied to Eversource rates.

J. Scruton explained that the Town would be savings on the transmission charge on four meters.

A. Gaudiello asked if the arrays were favorable from an ecological standpoint.

J. Pohopek believed there were savings but was concerned with the footings on the site.

G. Calef believed the advantages outweighed the disadvantages.

D. Ayer expressed he did not like the aesthetics.

R. Spinale expressed did not have an issue.

J. Pohopek expressed he did not have concerns with the location at the Public Works Building, but he was concerned with screening from abutters at the public safety building site. He wanted to see the proposal meet the screening requirements of the regulations for the zone.

J. Pohopek believed the Board was presenting their concerns in an open matter to the best of their ability.

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

6. Presentation of certification of Johnathon Brasseur & Stephen & Michelle Halla Lot Line Adjustment (226-50-18 & 19-NR-14-LL).

A motion was made by D. Ayer and seconded by G. Calef to have the chair sign the plans. The motion carried unanimously.

7. Staff requests permission to move forward with the proposal from Strafford Regional Planning Commission for update of the Master Plan.

A motion was made by R. Spinale and seconded by G. Calef to go forward and reaffirm the Board's commitment to update the Master Plan. The motion carried unanimously.

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

May 19, 2015 6:30 p.m. at the Elementary School Annex.

Without objection the meeting was adjourned.

Respectfully submitted,

Marcia J. Gasses
Town Planner and Land Use Administrator