



BARRINGTON PLANNING BOARD MEETING
Barrington Annex (next to the Elementary School)
572 Calef Highway
Barrington, NH 03825
Tuesday June 2, 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
Joshua Bouchard
George Calef
Fred Nichols
Fred Bussiere – ex- officio

Members Absent

Bob Williams

Alternate Members Present

Daniel Ayer
Richard Spinale

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the May 19, 2015 Meeting Minutes.

Without objection review of the minutes was moved to follow the action items.

G. Calef identified the word “town” should be removed from line 109.

A motion was made by F. Bussiere and seconded G. Calef to approve the minutes as corrected. The motion carried unanimously

NON-ACTION ITEMS

- 2. Swains Lake Village Water District(Cedar Creek)** Pursuant to RSA 674:54 a written notification to the Planning Board from the Swains Lake Village Water District proposing a governmental use of property has been received on May 14, 2015. The proposal is for the installation of a waterline that will connect the Cedar Creek subdivision (River Edge) (Map 262, Lot 14) to the Swain Lake Village Water District (SLVWD) water supply, replacing private well water currently in use.

History:

- The proposal was received by the Land Use Office on May 12, 2015
- A neighborhood meeting was held on May 14, 2015
- Abutter Notices were sent May 19, 2015
- The public hearing notice was published in Fosters on May 21, 2015
- Review of this proposal by the Planning Board is authorized under 674:54
- The water main extension design was approved by the new Hampshire Water Division on March 23, 2015 and the installation of the water main in 2015 is a requirement of the USEPA (for the Tibbetts Road Superfund Site.
- Dubois & King is currently working on a bond estimate for repair due to construction in the roadway.

Staff Recommendations:

- Easement language shall be approved by Town Counsel for the installation of utilities within the Town's right of way. Staff is not aware of any current easement language for the Swain's Lake Village Water District.
- A preconstruction meeting on site must be scheduled with Dubois & King prior to beginning construction in the Town's right of way.

Chuck Castelluccio of Arcadis explained they were representing Swains Lake Village Water District, Ford and Cedar Creek Subdivision. NHDES had accepted their plan and given design approval. The plan involved installation of a 4" water main which would be extended down Tibbetts Road and Sera Drive.

G. Calef expressed that the placement of a hydrant within 1000' of homes would lower the insurance rate of home owners in the area and that it was an idea which he had raised before and that the water district should consider.

Chuck Castelluccio believed Ford might agree to that.

J. Pohopek asked if there was any undeveloped land within the subdivision.

Chuck Castelluccio expressed there was one undeveloped lot.

A. Gaudiello asked if they had agreements to work in the road from the necessary parties.

Chuck Castelluccio expressed they did.

J. Bouchard asked if they had thought to connect the line so it would not dead end.

J. Bouchard suggested burying a warning tape, 12” of crushed gravel or the original material should be used to backfill. Pavement mix needs to be specified and should be appropriate.

- 3. Town of Barrington (Library)** Pursuant to RSA 674:54 a written notification to the Planning Board from the Town of Barrington proposing a government use of property has been received on May 12, 2015. The property subject of this notice is Map 233, Lot 43 & 44 and is comprised of 2.92 acres owned by the Town of Barrington. The site is located at 105 Ramsdell Lane, Barrington and is in the Neighborhood Residential (NR) and Highway Commercial Overlay (HCO) Zoning Districts. The Town proposes to use this site as a location to install a new emergency services tower, antenna and relocate an existing 100w VHF repeater from the old town hall located at 137 Ramsdell Lane (Map 233, Lot 44) to the new site located behind the Library located at 105 Ramsdell Lane (Map 233, Lot 43).

History:

- The proposal was received by the Land Use Office on May 12, 2015
- Abutter Notices were sent May 19, 2015
- The public hearing notice was published in Fosters on May 21, 2015
- Review of this proposal by the Planning Board is authorized under 674:54

Staff Recommendations:

- The Town Code Enforcement Officer should be consulted for review of and conformance with applicable codes.
- A detail of the 120’ tower should be provided to the Board
- The following proposal should be reviewed for compliance/applicability with 12-K:7II(a); Any person, prior to constructing a new tower in any location where no approval is required but which will be visible from any other New Hampshire municipality within the 20-mile radius, shall provide written notification of such planned construction to such other municipality within the 20-mile radius.

John Scruton represented that the Town was planning to move the communication antennae to a new tower located behind the Library.

J. Pohopek asked about snow storage.

John Scruton expressed Peter Cook would be creating more snow storage area.

D. Ayer described the tower as having three legs would be attached to three sonotubes.

A. Gaudiello asked what was within 120’ of the tower.

John Scruton expressed the food pantry, and gym.

D. Ayer expressed the concrete work would be overseen by Dubois and King.

G. Calef expressed the Town of Barrington Regulations do not allow the tower to be more than 20' higher than the tree canopy.

J. Pohopek asked the height difference from the current antenna.

John Scruton believed it would be 40'

R. Spinale asked who would be responsible for the maintenance and insuring the structure was constructed properly.

A. Gaudiello expressed the Building Department would require proper approvals.

J. Pohopek expressed they needed to assure that the tower did not need a beacon.

Thad Boduch asked how far from the building the tower would be located. The concern he had was with lightening.

John Scruton expressed the location is not exact, possibly 15'

Thad Boduch asked where the electronics would go.

John Scruton expressed in the attic over the Food Pantry.

J. Bouchard asked about back up power.

John Scruton expressed there were generator connections.

R. Spinale asked about providing battery backup power.

John Scruton expressed that could be a consideration.

A. Gaudiello expressed the selectmen would be provided with a copy of the minutes.

ACTION ITEMS

The following members recused themselves from the three following applications:

A. Gaudiello

G. Calef

F. Bussiere

4. **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.*

No new information.

A motion was made by D. Ayer and seconded by R. Spinale to continue the application referenced above to the July 7, 2015 meeting. The motion carried unanimously

5. **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.*

No new information

A motion was made by D. Ayer and seconded by R. Spinale to continue the application referenced above to the July 7, 2015 meeting. The motion carried unanimously.

6. **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.*

No new information

A motion was made by D. Ayer and seconded by R. Spinale to continue the application referenced above to the July 7, 2015 meeting. The motion carried unanimously.

***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.**

A. Gaudiello expressed that if sufficient notice is not given to the board of a continuance the applicant should be required to be present to request the board. The board would discuss this issue further at a work session.

Without objection the meeting was adjourned at 8:40 p.m.

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

June 16, 2015 6:30 p.m. at the Barrington Middle School Library.

Respectfully submitted,

Marcia J. Gasses
Town Planner and Land Use Administrator