



BARRINGTON PLANNING BOARD MEETING

NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER

77 RAMSDELL LANE

Barrington, NH 03825

Tuesday January 19, 2016

6:30 p.m.

MEETING MINUTES

NOTE: THESE ARE SUMMARY ACTION MINUTES ONLY. A COMPLETE COPY OF THE MEETING AUDIO IS AVAILABLE AT THE LAND USE DEPARTMENT.

Members Present

Jason Pohopek Vice-Chair

Fred Nichols

Fred Bussiere – ex- officio

Members Absent

Anthony Gaudiello-Chair

Joshua Bouchard

Alternate Members Present

Daniel Ayer

Richard Spinale

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

Without objection review of the minutes was moved to the end of the agenda.

1. Approval of the December 15, 2015 Meeting Minutes.

A motion was made by F. Bussiere and seconded by F. Nichols to approve the December 15, 2015 meeting minutes. The motion carried unanimously

2. Approval of the January 5, 2016 Meeting Minutes.
 - a. Public Hearing on Zoning Amendments
 - b. Regular Public Hearing

D. Ayer asked that a line be added at approximately line 867, that he had expressed the time was almost midnight.

A motion was made by F. Bussiere and seconded by F. Nichols to approve the draft minutes for the hearing on Zoning Amendments and the regular Public Hearing. The motion carried unanimously

ACTION ITEMS

3. Pursuant to NH RSA674:16;675:3 and 675:7 notice is hereby given of a public hearing to be held by the Town of Barrington Planning Board for the purpose of discussing proposed amendments to the Zoning Ordinance.

Item #1 – To *amend* Article 18 to include the definition of Kennel

J. Pohopek read the amendment as posted in the notice; “To amend Article 18 to include the definition of Kennel”.

M. Gasses read the amendment. ***Kennel*** means any building(s) or land operated for the boarding breeding, training, or selling of dogs or cats.

J. Pohopek opened public comment

Justin Purpora agreed with the proposed language and expressed it was what was discussed at the first hearing.

A motion was made by D. Ayer and seconded by F. Nichols to move the amendment as read to the warrant. The motion carried 5-0

Item #2 - To *amend* Article 18 the definition of **Structure**, to include in the exemption from setbacks; (n) cisterns, (o) wells, provided they meet NHDES requirements, including ancillary equipment(p) Drainage facilities, (q) Such structures as are authoritatively deemed required for the Safety of the community and its citizens, and (r) Utility service lines

J. Pohopek read the amendment.

J. Pohopek opened public comment.

Justin Purpora questioned service lines being a structure.

M. Gasses expressed the amendment only dealt with those structures being exempt from setbacks.

J. Pohopek closed public comment.

A motion was made by D. Ayer and seconded by F. Bussiere to move the amendment to the warrant as read. The motion carried 5-0

a. To **amend** Article 18 the definition of Structure (g) to include “the differential in grade shall be no more than four feet”

J. Pohopek read the amendment; “(g) Retaining walls that are not over four feet in height measured from the top of the footing to the top of the wall, unless supporting a surcharge, the differential in grade shall be no more than four feet

No public comment.

A motion was made by F. Nichols and seconded by F. Bussiere to move the amendment to the warrant article. The motion passed 5-0

Item#3 a. To **amend** Article 19 Footnotes to insert (15), Maximum density per NHDES Subsurface Disposal Regulations or no more than one bedroom per ten thousand (10,000) square feet of upland soil, the most restrictive shall apply.

J. Pohopek read the amendment.

J. Pohopek opened public comment.

There was no public comment

A motion was made by D. Ayer and seconded by F. Nichols to move to the warrant the amendment as read. The motion carried 5-0

Item #4 To **amend** 9.5.1(5) by substituting “on” for “or” and by inserting a new provision 9.5.1(6), which relocates prior language that does not prohibit the construction of principal and accessory structures on lots legally existing prior to March 13, 2001

J. Pohopek opened public comment.

Stephen Jeffery expressed that if an improved lot were expanded then they would have to comply with today’s regulations.

Stephen Jeffery expressed that the way the amendment was written it could be interpreted that wetland land buffers did not apply to any lot approved by the Planning Board. He believed, “or which otherwise legally existed on or before March 13, 2001” should remain and proposed 9.5.1(6) be stricken.

The Board concurred on striking “or” and replacing with “on” and striking proposed 9.5.1(6).

J. Pohopek expressed the Board would strike “or” and replace with “on” and not strike, “or which otherwise legally existed on or before March 13, 2001”. 9.5.1(6) would be stricken as proposed and the current language would stay. Legal would review.

A motion was made by F. Bussiere and seconded by R. Spinale to move to the warrant the amendment after review by the attorney. The motion carried 5-0

COMMUNICATIONS RECEIVED

M. Gasses explained she had received an e-mail from John Hussey requesting the Board reconsider its decision to deny an extension on the Trinity Conservation LLC project. She asked the Board if they would like her to forward the e-mail so that they could discuss it at their next meeting.

J. Pohopek asked if there was any justification for doing that, expressing they had beat a dead horse that night. He did not believe they needed to consider it.

F. Bussiere agreed.

No member spoke in favor of reconsidering the vote.

M. Gasses expressed the applicant had an appeal process through the Superior Court if they chose.

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

M. Gasses asked the Board to review the School Impact Fee Report she would be forwarding to them. The Board would need to schedule a workshop to discuss the report and also hold a public hearing as part of the process if the Board chose to change the fees.

M. Gasses asked the Board to consider scheduling a public hearing to adopt the Existing Land Use and Existing Demographic Chapters of the Master Plan. Matt Sullivan had done a presentation to the Board a few weeks ago.

J. Pohopek expressed he wanted to review the Chapters prior to setting a date.

4. Presentation of certification of Lisa M. McMahon & David S. Coish Subdivision (222-2-GR-15-Sub) Map 222, Lot 2.

A motion was made by F. Bussiere and seconded by F. Nichols to certify the McMahon subdivision plan. The motion carried unanimously

A motion was made by F. Bussiere and seconded by F. Nichols to sign the Drubner Lot Line Adjustment. The motion carried unanimously F. Nichols would sign the plan.

5. Cases before the board for February 2, 2016.

- a) A lot line adjustment for Daryl Landry on Greenhill Road
- b) A 9.6 Special Permit

Without objection the Board adjourned.

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

February 2, 2016 at 6:30 p.m. at the Early Childhood Learning Center

Respectfully submitted,

Marcia J. Gasses
Town Planner & Land Use Administrator