



**Meeting Minutes  
(Approved May 2, 2017)**

**BARRINGTON PLANNING BOARD MEETING**

**NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER  
77 RAMSDELL LANE  
Barrington, NH 03825**

**Tuesday April 18, 2017  
6:30 p.m.**

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

Members Present

Fred Nichols, Chair  
James Jennison, Vice Chair  
Jeff Brann  
Richard Spinale  
Steven Diamond  
Casey O'Brien-ex-officio

Alternate Member Absent

Dan Ayer-ex-officio

Town Planner: Marcia Gasses

SRPC: Kyle Pimental

**1. ELECTION OF OFFICERS**

*R. Spinale nominated F. Nichols as Chair S. Diamond Seconded the nomination. The motion carried unanimously.*

*C. O'Brien nominated J. Jennison as Vice- Chair*

*J. Jennison agreed he would like to serve*

*R. Spinale nominated J. Brann as Vice- Chair*

*J. Brann expressed that he would be interested in serving but was also amenable to serving at a later date and continuing as is.*

*R. Spinale withdrew his nomination of J. Brann.*

*F. Nichols called for the vote on J. Jennison as Vice-Chair and the motion carried unanimously*

## **MINUTES REVIEW AND APPROVAL**

### **2. Approval of the April 4, 2017 Meeting Minutes.**

The following corrections were made by J. Brann:

At line 405 insert “as” after waiver.

At line 410 delete “based on”.

The following corrections were made by S. Diamond:

At line 232 insert “S. Diamond expressed concern with the legality of the well”.

At line 446 insert “S. Diamond noted that sections 3&4 of the checklist were not filled out”.

*Without objection the minutes were approved with corrections.*

## **COMMUNICATIONS RECEIVED**

## **REPORTS FROM OTHER COMMITTEES**

M. Gasses explained she had started updating the Capital Improvements Program from 2008. She had started working on updating the narrative and table information and would be looking for a couple of volunteers in the future to work on updating the proposed projects. F. Nichols and R. Spinale agreed to help. The goal was to have the CIP completed in time for preparation of the 2018 Town Budget process and to update the CIP yearly to assist in budget development.

## **UNFINISHED BUSINESS**

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

### **3. Review of a request for a building permit on 401 McDaniel Shore Drive a private road, for Charles & Kathleen Varn (Map 107, Lot 6).**

The Board discussed the process of commenting on requests for building permits on Class VI and Private Roads and what issues were they expected to be making recommendations on. There was confusion on what the expectations actually were and also on what issues the Planning Board actually had the authority to review. The Road Agent provided a memo on the condition of the road and what his recommendations were. The Chair would discuss with M. Gasses a format for review in the future and M. Gasses would provide a draft of the letter to be sent to the selectmen with the staff recommendations for future requests. In the past the comments usually agreed with the comments by the Road Agent. In both the requests before the Board there were existing structures that were being replaced in location or renovated.

In review of the building permit for 401 McDaniel Shore Drive the Board agreed without objection the chair authorizes M. Gasses to send the standard letter.

### **4. Review of a request for a building permit on 158 Small Road a private road, for Marc & Carolyn Hynes (Map 125, Lot 6).**

Without objection the chair authorized M. Gasses to send the standard letter to the selectmen.

5. New cases before the board on May 2, 2017.

M. Gasses explained there were two applications for the May 2, 2017 meeting, an application for a cell tower on Bumford Road and review of compliance with condition of approval for Three Socios.

6. Rules of Procedures

F. Nichols explained he had sent the wrong file to be printed and the Board would review the revised document at a later date.

7. Kyle Pimental review of the draft of Vision Chapter for Master Plan.

Kyle Pimental of Strafford Regional Planning Commission explained his role in working on the vision Chapter. The Town had contracted with SRPC for them to work with the Planning Board and the Town Planner on the Vision Chapter. The “Envision Barrington” completed in 2014 had been a large public outreach event that had started the process of writing a new Vision Chapter for Barrington.

F. Nichols expressed that he felt K. Pimental had done an overall good job on the draft.

J. Brann agreed that an overall good job had been done.

S. Diamond expressed K. Pimental had done a great job. He liked that there was a lot about agriculture in the Chapter. Although, S. Diamond agreed with increased density in the Town Center he believed the outlying areas should have a minimum 6 acre zoning and then work in to the Town Center gradually for 6 acres to 2 acres to 1 acre.

J. Jennison completely disagreed with S. Diamond and believed that would be taking people’s rights away. The change was not necessary or proper and did not like the idea of restricting people’s rights.

M. Gasses explained that in the past she had been involved with working with willing land owners conserving agriculture land and the most important criteria was the soils. The size of the lot would not contribute to promoting agriculture if the soils were not there.

C. O’Brien expressed the Town owned a 100 acre site that was all ledge.

K. Pimental explained the last three bullets on page 12 were comments that had come from the Board.

S. Diamond expressed he still believed in increasing the minimum lot size in rural areas.

K. Pimental suggested that the Board may want to take up writing an Agriculture Master Plan Chapter in the future. He also suggested the Board might want to add to the Vision Chapter, “identifying innovative ways to encourage agriculture”.

J. Brann suggested the Board should steer away from wide changes to the document. The draft was a compilation of a number of public input sessions and Board input.

The Board discussed adding a comment regarding energy efficiency on page 8. On page 9 the Board agreed to remove “aggressively” and “and implementing”. Under Growth & Development on page 10, the Board agreed to add “high speed internet”. Under Natural Resources & Recreation the first bullet should include (where applicable)

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