



BARRINGTON PLANNING BOARD MEETING

NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER

77 RAMSDELL LANE

Barrington, NH 03825

Tuesday June 6, 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.

DRAFT MINUTES

Members Present

Fred Nichols, Chair

James Jennison, Vice Chair

Casey O'Brien-ex-officio

Jeff Brann

Richard Spinale-Absent

Steve Diamond-Arrived at 6:34 pm

Alternate Member: Dan Ayer-ex-officio

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the May 16, 2017 Meeting Minutes.

Without objection the Board approved the May 16, 2017 meeting minutes.

ACTION ITEMS

2. Request by the applicant for the case below for an extension to meet the conditions of approval.
238-23-V-16-(2) Sub (Owner: Y. Skipper-Olsen) Request by applicant for a proposal to subdivide into two lots, one lot to be 2.93 acre site with non-residential capacity including a 9.6 special permit application and the remaining 6.37 acre site is currently a residential home (Map 238, Lot 23) at 412

48 Franklin Pierce Highway in the Village (V) Zoning District. By: Geometres Blue Hills, LLC; Po Box
49 277; Farmington, NH 03835

50

51 F. Nichols gave a brief description of the request for the extension to meet the conditions of approval by
52 the applicant.

53

54 Randy Orvis from Geometres Blue Hills, LLC, explained that with health problems and waiting for the
55 State driveway permit he had been delayed. Randy Orvis explained that he brought the plans to the office
56 about a week ago and the Planner noticed notes missing on the plan. Randy Orvis explained that he added
57 the notes and the plans are in the Land Use office waiting for the chair's signature.

58

59 *A motion was made by C. O'Brien and seconded by J. Brann to grant the extension until June 8, 2017 for*
60 *the conditions of approval. The motion carried unanimously.*

61 **ACTION ITEMS CONTINUED FROM MAY 2, 2017**

62

63 **3. 251-64-GR/SDAO-17-SR/Waiver (Owners: Steven F. and Pamela M. Lenzi Revocable Trust)**

64 Request by applicant for Site Review to construct a 150' monopole tower that will structurally
65 accommodate at least 4 wireless broadband telecommunications carriers and associated antennas,
66 electronic equipment and cabling; and fence in the base of the tower to accommodate ground based
67 telecommunications equipment on Bumford Road and a waiver from 3.3. (3) existing topography.
68 (Map 251, Lot 64) in the General Residential (GR) and Stratified Drift Aquifer Overlay Zoning
69 District. By: Varsity Wireless Investors, LLC; 290 Congress Street, 7th Floor; Boston, Ma 02210.

70

71 F. Nichols explained that the applicant was to construct a 150' monopole tower on Bumford Road that
72 will structurally accommodate at least 4 wireless broadband telecommunications carriers and associated
73 antennas, electronic equipment and cabling; and fence in the base of the tower to accommodate ground
74 based telecommunications equipment.

75 Francis D. Parisi, Esq. representing Varsity Wireless, Investors, LLC, seeking site review approval to
76 build a 150' tall galvanized steel monopole at the property located off Bumford Road. F. Parisi explained
77 that he was previously before the Zoning Board for the height and got approval, and withdrew the other
78 variance for the 75' wetland buffer because the setback was able to be met by moving the fence. F. Parisi
79 explained that the location was on Bumford Road about 19 acres. F. Parisi stated that this was a gravel pit
80 operated by Mr. & Mrs. Lenzi. F. Parisi explained that the setback would be 1,000' from Bumford Road.
81 F. Parisi explained that the area around the tower location was mainly wetlands.

82

83 F. Parisi explained that the tower was going to be able to be in the same spot but the fence was able to be
84 moved. F. Parisi explained that the tower and the fence were not in the wetlands buffer. F. Parisi
85 explained that none of the trees would be removed and explained that the area of disturbance was
86 approximately 75 x 75. F. Parisi explained that once the tower was constructed it would be surrounded
87 by a 60 x 60 fence; there would be no water, sewer, odors or noise. The project would take a month to 6
88 weeks to complete. F. Parisi explained that no lighting was requested. F. Parisi explained that this was a
89 monopole tower. The foundation for the pole would be a reinforced concrete pad with a pier or caisson,
90 and would be custom engineered to work with the existing soil conditions. F. Parisi explained that the
91 monopole was custom fabricated by a specialty manufacturer. F. Parisi explained that the foundation
92 and pole would be designed by a New Hampshire's Registered Professional Engineer or Structural
93 Engineer.

94

95 F. Parisi explained that the probable structural failure mechanism was a bending or buckling of the
96 monopole near its mid-point immediately above the construction slip joint. F. Parisi explained that a bent

97 monopole reduces surface areas exposed to wind loading at the top thereby causing a redistribution of
98 stress to the lower monopole sections. F. Parisi explained that under a catastrophic failure scenario where
99 the upper half completely separates that a conservative estimate of the monopole “fall zone” would be
100 approximately ½ the overall structure height. F. Parisi explained that this type of tower was designed to
101 be self supporting. F. Parisi explained that the fall zone would be 77 ½’ and the condition that no
102 development would be allowed in this area.

103
104 M. Gasses explained to the Board that the applicant already made some of the corrections from the staff
105 recommendations

106
107 on the plans supplied.

108
109 F. Parisi explained that one of the requirements was to supply the town with a removal bond with
110 supporting documents that has been supplied to the town.

111
112 F. Nichols read the following waivers requested:

113
114 **Requested Waivers:**

115 **1. 3.3(3) Existing topography – at 2-foot contour interval minimum**

116
117 *A motion was made by J. Brann and seconded by J. Jennison to approve the waiver based on the 2-foot*
118 *contour interval minimum. Not granting the waiver would pose an unnecessary hardship to the applicant*
119 *and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion*
120 *carried unanimously.*

121
122 **2. 3.3(1) Boundary Survey of the entire parcel.**

123
124 *A motion was made by J. Jennison and seconded by J. Brann to approve the waiver based on the*
125 *boundary survey of the entire parcel. Not granting the waiver would pose an unnecessary hardship to the*
126 *applicant and granting the waiver would not be contrary to the spirit and intent of the regulations. The*
127 *motion carried unanimously.*

128
129 **3. 3.3(4) & 4.2 Monuments to be set**

130
131 S. Diamond questioned if the area that was going to be developed is going to be 75’ or 150’.

132
133 F. Parisi explained that the development area is going to be 75’.

134
135 S. Diamond asked if a structure was there now at the 150’.

136
137 F. Parisi explained that that there was not but the tower was going to be 155’ from the property line if the
138 applicant needed more they would need to get an easement from the abutting property. F. Parisi explained
139 that the land owner uses that property for sand and gravel.

140
141 J. Brann asked if this was a property lease.

142
143 F. Parisi explained that this was a lease.

144

145 *A motion was made by J. Brann and seconded by C.O'Brien to approve the waiver based on 3.3 (4) & 4.2*
146 *monuments to be set. Not granting the waiver would pose an unnecessary hardship to the applicant and*
147 *granting the waiver would not be contrary to the spirit and intent of the regulations. The motion carried*
148 *unanimously.*

149

150 **4. 3.3.13 Wetland delineation of the entire parcel**

151

152 *A motion was made by J. Jennison and seconded by C.O'Brien to approve the waiver based on 3.3.13*
153 *wetland delineation of the entire parcel. Not granting the waiver would pose an unnecessary hardship to*
154 *the applicant and granting the waiver would not be contrary to the spirit and intent of the regulations.*
155 *The motion carried unanimously.*

156

157 *A motion was made by J. Brann and seconded by C. O'Brien to accept the application as complete. The*
158 *motion carried unanimously.*

159

160 M. Gasses explained that the applicant supplied the revised plan showing the 77 1/2' fall zone and
161 explained that the changes were made by the applicant from the staff recommendations.

162

163 J. Jennison asked about the future use of propane tanks. J. Jennison asked what was the purpose of the
164 propane tanks.

165

166 F. Parisi explained that propane would not be used at this time. F. Parisi explained that in the future some
167 of the tenants may install a generator. F. Parisi explained that there would be battery backup in case of a
168 power outage and a backup generator maybe installed.

169

170 J. Jennison asked about the nature of the gravel pit. He wanted to know if 75' was adequate for
171 excavation to support the no construction restriction within by 75' of the tower. J. Jennison asked if the
172 owner removed soil at that distance, would it affect the applicant's structure?

173

174 F. Parisi explained that the owner was done excavating in the area of the tower.

175

176 S. Diamond asked about the structure folding in half and wanted to know if the distance of the structure
177 could be set to the property line.

178

179 F. Parisi explained that this was private property, there were wetlands all around the proposed tower
180 location, and that there were conservation restrictions. F. Parisi explained that there would be no
181 development. F. Parisi explained that it was 75' from the flood zone.

182

183 J. Brann explained that after reviewing the package just presented to the Board that he was all set with the
184 information supplied by the applicant, engineer, and code enforcement, which adequately addressed the
185 radius of the fall zone.

186

187 M. Gasses explained to the Board that John Huckins was the zoning administrator and supplied the
188 information that it was complaint complicates with the Zoning Ordinance.

189

190 F. Nichols opened public comment.

191

192 F. Nichols closed public comment.

193

194 M. Gasses read the conditions precedent:



Planning & Land Use Department

Town of Barrington

PO Box 660

333 Calef Highway

Barrington, NH 03825

603.664.0195

barrplan@metrocast.net

barrplan@gmail.com

NOTICE OF DECISION

195

[Office use only]	Date certified:	As built received:	Surety returned
<i>"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.</i>			
<p>Proposal Identification: 251-64-GR-SDAO-17-SR (Owners: Steven and Pamela M. Lenzi Revocable Trust) Request by applicant for Site review to construct a 150' monopole tower that will structurally accommodate at least 4 wireless broadband telecommunications carriers and associated antennas, electronic equipment and cabling; and fence in the base of the tower to accommodate ground based telecommunications equipment on Bumford Road and a waiver from 3.3(3) existing topography. (Map 251, Lot 64) in the General Residential (GR) and Stratified Drift Aquifer Overlay Zoning District. By: Varsity Wireless Investors, LLC; 290 Congress Street, 7th Floor Boston, MA 02210</p>			

196

<p>Owner: Steven F. Lenzi, Trustee of the Steven F. Lenzi Rev. Trust Pamela M. Lenzi, Trustee of the Pamela M. Lenzi Rev. Trust 304 Young Road Barrington, NH 03825</p> <p>Applicant: Frances D. Parisi, Esq. Varsity Wireless Investors, LLC 290 Congress Street, 7th Floor Boston, MA 02210</p>	<p>Dated: xxxxxx, 2017</p>
--	----------------------------

197

198 **Dear applicant:**

199 This is to inform you that the Barrington Planning Board at its XXXXX, 2017 meeting **CONDITIONALLY**
200 **APPROVED** your application referenced above.

201 List Waivers Granted

202 All of the precedent conditions below must be met by the applicant, at the expense of the applicant,
203 prior to the plans being certified by the Planning Board. Certification of the plans is required prior to
204 commencement of any site work or recording of any plans. Once these precedent conditions are met
205 and the plans are certified the approval is considered final.

206 Please Note* If all of the precedent conditions are not met within 6 calendar months to the day, by
207 XXXXX, 2017, the Boards approval will be considered to have lapsed, unless a mutually agreeable
208 extension has been granted by the Board.

209 **Conditions Precedent**

- 210 1) Add the following plan notes
- 211 a) A variance was granted by the Barrington Zoning Board of Adjustment on April 19, 2017
- 212 from 10.4(3) to allow the tower to project more than 20' above the tree canopy.
- 213 b) Waivers were granted from the following plan requirements: *(Board granted)*
- 214 3.3(3) Existing topography – at 2-foot contour interval minimum
- 215 3.3(1) Boundary Survey of the entire parcel



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antennas, electronic equipment and cabling; and fence in the base of the tower to accommodate ground based telecommunications equipment on Bumford Road and a waiver from 3.3(3) existing topography. (Map 251, Lot 64) in the General Residential (GR) and Stratified Drift Aquifer Overlay Zoning District. By: Varsity Wireless Investors, LLC; 290 Congress Street, 7th Floor Boston, MA 02210

218

Owner:
Steven F. Lenzi, Trustee of the Steven F. Lenzi Rev. Trust
Pamela M. Lenzi, Trustee of the Pamela M. Lenzi Rev. Trust
304 Young Road
Barrington, NH 03825

Dated: xxxxxx, 2017

Applicant:
Frances D. Parisi, Esq.
Varsity Wireless Investors, LLC
290 Congress Street, 7th Floor
Boston, MA 02210

219

220 **Dear applicant:**

221

222 This is to inform you that the Barrington Planning Board at its XXXXX, 2017 meeting **CONDITIONALLY**
223 **APPROVED** your application referenced above.

224 List Waivers Granted

225 All of the precedent conditions below must be met by the applicant, at the expense of the applicant,
226 prior to the plans being certified by the Planning Board. Certification of the plans is required prior to
227 commencement of any site work or recording of any plans. Once these precedent conditions are met
228 and the plans are certified the approval is considered final.

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230 XXXXX, 2017, the Boards approval will be considered to have lapsed, unless a mutually agreeable
231 extension has been granted by the Board.

232 **Conditions Precedent**

- 233 1) Add the following plan notes
- 234 a) A variance was granted by the Barrington Zoning Board of Adjustment on April 19, 2017
- 235 from 10.4(3) to allow the tower to project more than 20' above the tree canopy.
- 236 b) Waivers were granted from the following plan requirements: *(Board granted)*
- 237 • 3.3(3) Existing topography – at 2-foot contour interval minimum
 - 238 • 3.3(1) Boundary Survey of the entire parcel
 - 239 • 3.3(4) & 4.2 Monuments set
 - 240 • 3.3.13 Wetland Delineation of the entire parcel

- 241 c) A revised removal estimate and structural evaluation must be provided every five
242 (5) years from the date of approval of the site plan 10.6(3)
- 243 d) No future development is allowed within the Fall Zone.
- 244 e) The owner shall notify the Town by certified mail of his intent to abandon or
245 discontinue use of this facility, thirty (30) days prior to the intended date of end of
246 service.
- 247 f) Any antenna that is not operated for a continuous period of twelve (12) months
248 shall be considered abandoned and hazardous to public health and safety.
- 249 g) Upon abandonment or discontinued use, the owner of the facility shall physically
250 remove the personal wireless facility within ninety (90) days. "Physically remove"
251 shall include, but not be limited to the following: Removal of antennas, mounts,
252 equipment shelters, foundations and security barriers from the property; and
253 Properly dispose of the waste materials from the site in accordance with local
254 and state waste disposal regulations; and Restoring the location of the facility to
255 its natural condition, except that any landscaping and grading shall remain in the
256 after condition.
- 257 h) If the owner fails to voluntarily remove the facility as required under Section 9.7
258 of the Town of Barrington Zoning Ordinance, the Board of Selectmen shall have the
259 authority to declare a default under any security given to ensure such removal, and may
260 seek all other available equitable or legal remedies as the Board deems necessary.
- 261 i) Signs warning of danger shall be mounted on the security fence as needed.
- 262 j) A sign identifying the owner along with an emergency phone number shall be mounted
263 on the fence by the entrance door. Signs shall not exceed four (4) square feet.
- 264
- 265 2) Revise the following plan notes
- 266 a)
- 267 3) Add the wetlands stamp and signature to the final plan.
- 268 4) The applicant must delineate on the plan the 77.5' Fall Zone Area
- 269 5) The applicant must provide easement language for all easements; including the fall zone
270 to be reviewed by the Town's attorney
- 271 #6) Any outstanding fees shall be paid to the Town
- 272 7) Prior to obtaining Board signature, the Applicant shall submit three(3) complete paper print
273 plan sets and supporting documents as required in Article 3 with a letter explaining how the
274 Applicant addressed the conditions of approval. This shall include final and complete reports for
275 all items submitted during review for the Town of Barrington's file. The Town shall retain a
276 signed and approved reproducible 11"X17", and PDF format with supporting documents for
277 Town records.

278 **General and Subsequent Conditions**

- 279 #1) Where no active and substantial work, required under this approval commenced upon the site
280 within two years from the date the plan is signed, this approval shall expire. An extension, not to
281 exceed one year, may be granted, by majority vote of the Board so long as it is applied for at least

282 thirty days prior to the expiration date. The Board may grant only one such extension for any
283 proposed site plan. All other plans must be submitted to the Board for review to ensure
284 compliance with these and other Town ordinances. Active and substantial work is defined in this
285 section as being the expenditure of at least 25% of the infrastructure improvements required
286 under this approval. Infrastructure shall mean in this instance, the construction of roads, storm
287 drains, and improvements indicated on the site plan. RSA 674:39

288 #2 The applicant must provide a Bond Estimate for the cost for removal and disposal of the tower.
289 The amount of the security shall be based upon the removal cost plus fifteen (15) percent. A
290 professional civil engineer, licensed by the State of New Hampshire, shall determine the amount.
291 The Bond must be in place prior to any construction.

292 (Note: in both sections above, the numbered condition marked with a # and all conditions below the #
293 are standard conditions on all or most applications of this type).

294 I wish you the best of luck with your project. If you have any questions or concerns, please feel free to
295 contact me.

296 Sincerely,

297 Marcia J. Gasses
298 Town Planner & Land Use Administrator

299 cc: File

300 *A motion was made by J. Jennison and seconded by C. O'Brien to approve the application with the*
301 *conditions as read by the planner. The motion carried unanimously.*

302 **ACTION ITEMS-NEW CASE**

303
304 4. [219-26-GR/SDOA-17-SR/3.4CondUse \(Owners: John & Pamela Bingham\)](#) Request by applicant
305 for a proposal for a Home Business, 3.4 Conditional Use Permit and waivers from 3.3(13) Limits of
306 Wetlands, Criteria and certification, 3.3(15) Required Setbacks and 3.3(4) Topographic Features on a
307 33.97 +/- acre site at 289 Scruton Pond Road (Map 219, Lot 26) in the General Residential (GR) and
308 Stratified Drift Aquifer Overlay Zoning District. By: Chris Berry, Berry Surveying & Engineering;
309 335 Second Crown Pond Road; Barrington, NH 03825.

310
311 F. Nichols gave a brief description why the applicant was before the Board for a conditional use permit
312 and site plan with waivers.

313
314 Chris Berry from Berry Surveying and Engineering was representing the applicant Jack Bingham. C.
315 Berry explained that the applicant has had a home business at 289 Scruton Pond Road for over 25 years.
316 C. Berry explained that the applicant was in the process of selling the property. C. Berry gave a
317 description of the property and explained that the applicant had to also get approval from the Zoning
318 Board of Adjustment to allow for all 4,220 square feet of the floor space of the detached accessory
319 structure to be used for a Home Business where 2500 square feet was allowed. C. Berry explained that the
320 applicant received approval by the Zoning Board of Adjustment of May 17, 2017. C. Berry explained
321 that the home business that was interested in the property was a high end re-upholstery business. C. Berry
322 also supplied a photo album of the work performed by the business.

323

324 C. Berry explained that there would be no automotive work by the business and explained that it would be
325 all upholstery work. C. Berry explained that no mechanical work will be done on the cars and that there
326 would be no noise. C. Berry explained that the cars would be delivered to the location and the applicant
327 would only do between 10-15 cars a year. C. Berry explained there would be small deliveries of materials
328 via UPS to the location. C. Berry explained that no parking was needed and explained that there are two
329 parking spaces upfront. C. Berry explained there would be no improvements to the site.

330
331 C. Berry explained that there was a conservation easement on the location showing the existing structures.
332 C. Berry explained that there was no need for any dumpsters; there was no hazard waste. C. Berry
333 explained that the location would be used as is without changes to the site.

334
335 **Requested Waivers:**

336 **1. 3.3(13) Limits of Wetlands, Criteria and Certification**

337
338 *A motion was made by J. Brann and seconded by C. O'Brien to approve the waiver 3.3(13) Limits of*
339 *wetlands, Criteria and Certification. Not granting the waiver would pose an unnecessary hardship to*
340 *the applicant and granting the waiver would not be contrary to the spirit and intent of the*
341 *regulations. The motion carried unanimously.*

342
343 **2. 3.3(15) Required Setbacks**

344
345 *A motion was made by J. Jennison and seconded by J. Brann to approve the waiver 3.3(15) required*
346 *setbacks. Not granting the waiver would pose an unnecessary hardship to the applicant and granting*
347 *the waiver would not be contrary to the spirit and intent of the regulations. The motion carried*
348 *unanimously.*

349
350 **3. 3.3(3) Topographic Features**

351
352 *A motion was made by J. Jennison and seconded by C. O'Brien to approve the waiver 3.3(3)*
353 *Topographic Features. Not granting the waiver would pose an unnecessary hardship to the applicant*
354 *and granting the waiver would not be contrary to the spirit and intent of the regulations. The motion*
355 *carried unanimously.*

356
357 *A motion was made by C. O'Brien and seconded by J. Jennison to accept the application as complete.*
358 *The motion carried unanimously.*

359
360 *A motion was made by J. Jennison and seconded by J. Brann to accept the Conditional Use Permit*
361 *application as complete. The motion carried unanimously.*

362
363 F. Nichols opened public comment.

364
365 J. Brann questioned the date of 2009 on the plan that the Board received and asked whether it would
366 cover the current use.

367 C. Berry explained that plan was submitted as requested from an easement that the applicant had put on
368 the land and the plan showed all the buildings.

369 J. Brann questioned the septic plan showing the loading for 4 employees.

370 C. Berry explained plan shows that the septic system submitted more than meets the loading standards for
 371 the new business.

372 J. Jennison questioned if the conditional use permit was just for the business before the Board.

373 C. Berry explained if the use was changed that the applicant would need to come back before the Board.

374 S. Diamond asked whether any specialized cleaners other than those found in a typical hardware store
 375 would be stored on site.

376 C. Berry said no, and explained that no bulk items would be stored at the location.

377 C. O'Brien asked about if there was going to be large trucks for deliveries.

378 C. Berry explained that the deliveries would be small scale delivery trucks.

379 C. O'Brien raised a concern about the blind spot if there was going to be large truck deliveries.

380 C. Berry stated there would be only small truck deliveries.

381 D. Ayer questioned how does the approval work.

382 C. Berry explained that the approval stays with the property.

383 M. Gasses explained that as long as the use stayed the same the approval would be good.

384 F. Nichols closed public comment.

385 M. Gasses read the conditions precedent:
 386



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NOTICE OF DECISION

387

<i>[Office use only]</i>	<i>Date certified:</i>	<i>As built received:</i>	<i>Surety returned</i>
<i>"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.</i>			
Proposal Identification: 219-26-GR-SDAO-17-SR-3.4 CondUse (Owners: John & Pamela Bingham) Request by applicant for a proposal for a Home Business, 3.4 Conditional Use Permit			

and waivers from 3.3(13) Limits of Wetlands, Criteria and Certification, 3.3(15) Required Setbacks and 3.3(4) Topographic Features on a 33.97 +/- acre site at 289 Scruton Pond Road (Map 219, Lot 26) in the General Residential (GR) and Stratified Drift Aquifer overlay Zoning District. By: Chris Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825

388

<p>Owner: John R. & Pamela P. Bingham PO Box 738 Barrington, NH 03825</p> <p>Professional: Christopher Berry 335 Second Crown Point Road Barrington, NH 03825</p> <p>Proposed Owner/Business Owner Michael Curley 153 Coffin Road Unit 5 Epping NH 03042</p>	<p>Dated: XXXXXX, 2017</p>
--	----------------------------

389

390 **Dear applicant:**

391 This is to inform you that the Barrington Planning Board at its XXXXX, 2017 meeting **CONDITIONALLY**
392 **APPROVED** your application referenced above.

393 *A Conditional Use Permit was granted as part of this application for a Home Business for Auto Re-*
394 *upholstering.*

395 All of the precedent conditions below must be met by the applicant, at the expense of the applicant,
396 prior to the plans being certified by the Planning Board. Certification of the plans is required prior to
397 commencement of any site work or recording of any plans. Once these precedent conditions are met
398 and the plans are certified the approval is considered final.

399 Please Note* If all of the precedent conditions are not met within 6 calendar months to the day, by
400 XXXXX, 2017, the Boards approval will be considered to have lapsed, unless a mutually agreeable
401 extension has been granted by the Board.

402 **Conditions Precedent**

- 403 1) Add the following plan notes
- 404 a) List Waivers Granted: *(If granted)*
- 405 • 3.3(13) Limits of Wetlands, Criteria, and Certification
 - 406 • 3.3(15) Required Setbacks

- 407 • 3.3(3) Topographic Features
408
- 409 b) The Home Business may occupy up to 280 sq. ft. outside of the accessory
410 structure
- 411 c) A Variance was granted by the Barrington Zoning Board of Adjustment on May 17, 2017
412 to allow an auto re-upholstery Home Business to occupy 4,220 sq. ft. of floor space.
- 413 2) Revise the following plan notes
- 414 a)
415 3)
- 416 #4) Any outstanding fees shall be paid to the Town
- 417 5) Prior to obtaining Board signature, the Applicant shall submit three(3) complete paper print plan
418 sets and supporting documents as required in Article 3 with a letter explaining how the Applicant
419 addressed the conditions of approval. This shall include final and complete reports for all items
420 submitted during review for the Town of Barrington's file. The Town shall retain a signed and approved
421 reproducible 11"X17", and PDF format with supporting documents for Town records.

422 **General and Subsequent Conditions**

- 423 #1) A certificate of occupancy for the proposed use shall be issued by the Building Inspector once
424 verification with all standards for a Home Business are verified.

425 (Note: in both sections above, the numbered condition marked with a # and all conditions below the #
426 are standard conditions on all or most applications of this type).

427 I wish you the best of luck with your project. If you have any questions or concerns, please feel free to
428 contact me.

429 Sincerely,

430 Marcia J. Gasses

431 Town Planner & Land Use Administrator

432 cc: File

433 J. Jennison questioned if they was a conditional use permit for a previous business.

434 M. Gasses explained that the Board was not there for the previous business.

435 J. Jennison questioned if they previous business could lease space.

436 M. Gasses explained that the Zoning Board of Adjustment approved the space for one business and that
437 was the re-upholstery Home Business to occupy 4,220 sq. ft. of floor space.

438 *A motion was made by J. Jennison and seconded by C. O'Brien to approve the application with the
439 conditions as read by the planner. The motion carried unanimously.*

440 **COMMUNICATIONS RECEIVED**

441

442 **REPORTS FROM OTHER COMMITTEES**

443

444 5. M. Gasses explained she is working on the Capital Improvements.

445

446 6. M. Gasses suggested working on the Site Review Regulations.

447 Board reviewed how they wanted to work on this. J. Brann suggested giving the Board a copy, and
448 have the Board review it, and then bring comments back to the Board.

449

450 **UNFINISHED BUSINESS**

451

452

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

454

455 7. Rules of Procedures

456

457 Board received the Rules of Procedures for review and possible vote on June 20, 2017.

458

459 A. M. Gasses would contact Kyle Pimental from Strafford Regional Planning Commission about
460 coming to the June 20, 2017 meeting.

461 B. Strafford Regional Planning Commission looking for two Planning Board Members to join the
462 commission meets once a month on the third Friday from 9-11. S. Diamond was interested. M.
463 Gasses would get information for him.

464 C. Finalize goals at the June 20, 2017 meeting.
465 S. Diamond handed the Board his goals.

466

467 D. Board decided to have one meeting in July and also in August.
468 Dates: July 11, 2017 and August 1, 2017

469

470 E. PTA wanted to put a sign with an electronic changeable sign on Route 125 and the
471 Superintendent of Schools wants comment from the Planning Board.
472 The Board had discussion about the sign the PTA wanted.

473

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

475

476 Next meeting would be June 20, 2017 6:30 p.m. Early Childhood Learning Center

477

477 Meeting was adjourned at 8:40 p.m.

478

478 Respectfully submitted,

479

479 Barbara Irvine

480