



BARRINGTON PLANNING BOARD MEETING

NEW LOCATION: EARLY CHILDHOOD LEARNING CENTER

77 RAMSDELL LANE

Barrington, NH 03825

(Approved November 7, 2017)

Tuesday October 17, 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.

Meeting Minutes

Members Present

Fred Nichols, Chair

James Jennison, Vice Chair

Casey O'Brien-ex-officio

Richard Spinale

Steve Diamond

Donna Massucci

Member Absent

Jeff Brann

Alternate Member Absent

Dan Ayer-ex-officio

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the October 3, 2017 Meeting Minutes.

The minutes were approved without objection with minor corrections.

COMMUNICATIONS RECEIVED

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

S. Diamond asked if the selectmen would give the green light for the Highway Department to make available wood chips for the citizens to take. Peter Cook had gotten back to him with information regarding the possibility, explaining it would take approximately 20 minutes of staff time to refill the pile when needed.

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

2. Discussion and initial work on zoning amendments.

M. Gasses presented proposed Zoning Ordinance amendments for the Board to discuss and decide if they wished to bring them forward to a public hearing.

Index / Title	3.1.5(1)
Legend	Deletions: Denoted by Strikethrough Insertions: Denoted by <i>Italics</i>
New	Analysis of a water sample shall be conducted by a NH Certified Well Testing Lab. No certificate of Occupancy will be issued for a new Dwelling, Single Family or new Dwelling, Two-Family (duplex) serviced by any well not defined as a Community Water System until a water test has been received by the Code Enforcement Office. This test shall include, but not limited to, the following: <u>Primary Testing (Health)</u> Bacteria Nitrate & Nitrite Arsenic Gross Alpha Uranium Radon VOC Screen (Volatile Organic Compounds) <u>Secondary Testing (Aesthetic and Other)</u> Iron Fluoride Copper Manganese Chlorides Turbidity Sodium PH Lead Hardness
Purpose	To make available to purchasers of new single family and duplex dwellings information regarding the quality of the well water provided in their home.

Discussion	<p>The Board discussed the proposal, which would require additional testing for wells for new homes prior to the Certificate of Occupancy. The amendment would not require the results be mitigated, but the results would act as a bench mark for the buyers to follow up with.</p> <p><u>S. Diamond</u> explained that arsenic and other contaminants were a health hazard that many people would not be aware may be in their well water.</p> <p>M. Gasses expressed that that she had been involved with the NH Arsenic Consortium, which was working to raise awareness of the dangers of arsenic in drinking water in the State and encouraged residents to tests their wells. Currently only a bacteria test was required for a Certificate of Occupancy.</p> <p><u>C. O'Brien</u> was not supportive of the amendment because it would be an added cost for the builder and many mortgage companies were requiring the additional testing anyway. The board discussed that a vote would only allow the proposed amendment to be discussed at a public hearing, where the Board would then decide whether to place it on the Warrant in March.</p> <p><i>A motion was made by <u>J. Jennison</u> and seconded by <u>D. Massucci</u> to move the amendment to a public hearing. The motion carried 5-1</i></p>
INDEX/ TITLE	Barrington Zoning Map
Proposed	<p>To change the zoning of the following lots from Town Center District (TC) to Village District (V)</p> <p>Map 234 Lot 57.1 Timothy H. & Mary E. Graff 140 Oak Hill Rd. Barrington</p> <p>Map 234 Lot 57 Marla L. & Mark J. Lemos 1164 Ocean BLVD Rye, NH 03870</p> <p>Map 234 Lot 57.2 Edward Lemos 1995 Trust & Broad View Farm 138 Oak Hill Road</p> <p>Map 234 Lot 62 Robert J. & Susan A Stibler Co-TRS RevTr 88 Oak Hill Road Barrington</p> <p>Map 234 Lot 63 Howard & Phyllis Mixon 82 Oak Hill Road Barrington</p> <p>Map 234 Lot 64 Dana & Celeste Martel 76 Oak Hill Road Barrington</p> <p>Map 234 Lot 65 Douglas S & Marie-Andre Cleary 68 Oak Hill Road Barrington</p> <p>Map 234 Lot 66 Marie-Andre R & Douglas S Cleary TRS REV TR Oak Hill Road</p>
Purpose	To support the development of a mixture of single family & multifamily development in close proximity to the Town Center. Village District also allows for commercial development.
	<p>M. Gasses expressed that the area along Oak Hill Road could currently only be developed residential as part of a PUD, and that single family homes were currently legally existing nonconforming structures. The area identified was a considerable distance from Route 125 and would be an unlikely area for commercial development. Prior plans had shown housing in this location tied to commercial development closer to Routes 125 & 9. She believed it was very unlikely this area could be developed in a PUD manor, but by changing the lots identified to Village District a mix of housing could be developed that would benefit commercial development in the Town Center.</p> <p><u>J. Jennison</u> asked that a comparison be done of what is allowed in the Village District and Town Center District.</p> <p><u>S. Diamond</u> expressed that he was not sure if this area was suitable for denser development given that it was located in the Stratified Drift Aquifer Overlay District.</p> <p><i>A motion was made by <u>J. Jennison</u> and seconded by <u>R. Spinelli</u> to bring the proposed amendment forward to a public hearing. The motion carried 5-1</i></p>

Legend	Deletions: Denoted by Strikethrough Insertions: Denoted by <i>Italics</i>
Index	4.1.3(1)
Existing/ Proposed	The parcel must have at least fifty (50) feet of frontage on an existing Class V or better <i>a road built to a standard approved by the Planning Board.</i>
Purpose	Make consistent with interpretation.
	<p>M. Gasses expressed she was looking to clarify this provision of the ordinance. As written the Ordinance only allowed backlot subdivisions on roads currently maintained by the Town. In talking with John Huckins he believed the interpretation had been a construction standard not a maintenance standard.</p> <p>The Board discussed the wording to include a specific standard.</p> <p>M. Gasses explained the road design standard was in the subdivision regulations. Subdivisions with back lots had been approved in the past in new subdivisions, which are not maintained by the Town, but are built to the Town Standard.</p> <p>The Board did not take action on this proposed amendment and asked the planner to look at language alternatives.</p>

Index / Title	Article 19.....APPENDIX Table 1: TABLE OF USES						
	TABLE 1: TABLE OF USES (Sheet 1 of 4)						
		General Residential (GR)	Neighborhood Residential (NR)	Village (V)	Town Center (TC)	Regional Commercial (RC)	Highway Commercial District Overlay (HCO)
	<i>Storage Units</i>	-	-	-	-	P	-
Purpose	To add Storage Units to the table of allowed uses in the Regional Commercial Zoning District.						
	<p>The Board did not express reservations with adding Storage Units to the Table of Uses in the Regional Commercial Zoning District.</p> <p><i>A motion was made by <u>R. Spinelli</u> and seconded by <u>J. Jennison</u> to move to a public hearing. The motion passed 6-0</i></p>						

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M. Gasses asked the Board to give some thought to other possible areas of zoning that may need amending and asked for their input.

Chief Walker had expressed to her that he no longer saw a need to have a height restriction on buildings. M. Gasses suggested they may want to change the height from 40' in the Village District to 50' with the requirement that anything over 35' be sprinkled.

M. Gasses suggested the Board might want to consider allowing more than 8 units in a multifamily or senior housing building. In a senior housing building it would be difficult to be cost effective with eight units or less.

M. Gasses asked if the Board would like to address aircraft landings and takeoffs. Under RSA 674:16V, "Unless specifically proscribed by local land use regulations, aircraft take offs and landings on private land by the owner of such land or by a person who resides on such land shall be considered a valid and permitted accessory use". M. Gasses expressed the concern may be when a lot is not of sufficient size to protect the neighbors from adverse effects.

F. Nichols expressed his concern would be if someone let other people use their property and the use became commercial in nature. He asked that M. Gasses check around and looked into possible language.

F. Nichols brought up the topic of Mobile Food Courts and should we look at allowing them.

M. Gasses expressed she would seek information on the topic.

J. Jennison expressed he would be interested in the Board discussing net-zero high performance buildings.

3. New cases before the Board for November 7, 2017.

- a. 238-36-V-17-Sub (2) (Owners: Waldron B. Haley Revocable Trust of 1998-c/o James W. Haley, Trustee) Two lot subdivision
- b. 270-66.3-RC-17-SR (Owners: Steve Phillips) Site Review for a working and display nursery
- c. 217-27-GR-17 (Owners: Town of Barrington) Five Space parking area off Town Farm Road

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

The second meeting in November will be the 14th and the meeting November 21st was canceled.

Without objection the meeting was adjourned at 8:10 p.m.

Respectfully Submitted,

Marcia J. Gasses
Town Planner & Land Use Administrator