



AGENDA

BARRINGTON PLANNING BOARD MEETING
Library, Barrington Elementary School
570 Calef Highway (formerly known as: 347 Rte. 125), Barrington, NH
December 2, 2010
7:00 PM

ROLL CALL

MINUTES REVIEW AND APPROVAL

1. Approval of November 4, 2010 and November 18, 2010 Regular Meeting Minutes.

STAFF COMMUNICATIONS

2. Verify Public Hearing for December 21, 2010.

CASES FOR CONTINUANCE

3. **SR10/383 (Aroma Joe's Coffee)** Request by applicant to construct a drive though coffee shop within the northern most building on a 4.29 acre site located at 528 Calef Hwy (a/k/a 371 Route 125) (Map 238/Lot 49.1) in the Town Center (TC) & Stratified Drift Aquifer Overlay (SDA) Zoning Districts. Applicant: Marty McKenna; 63 Broadway; Dover, NH 03820

Applicant requests a continuance to January 6, 2011.

4. **10/528A (Gerrior Lane Trust)** Request by applicant to amend a Site Plan to relocate and construct Detention Pond #2, amend Grading Plan and review of surety for Phrase 2 of the development located at Gerrior Drive from Route 4 to St. Matthews Drive (Map 268/Lots 1.6 & 1.7) in the General Residential (GR) Zoning District. Applicant: Peter Daigle, Esq., 1550 Falmouth Road, Suite 10; Centerville, MA 02632

Applicant requests a continuance to January 6, 2011.

ACTION ITEMS

5. **SR 10/384 (Richard and Catherine Gibb-That's My Daycare)** Request by applicant for a change of use from a single-family residence to an educational institution for no more than 24 children with a maximum of 5 employees located on a 6.45 acre site at 1079 Calef Hwy (a/k/a 74 Route 125) (Map 263/Lot 7) in the Regional Commercial (RC) and Stratified Drift Aquifer Overlay (SDA) Zoning Districts. Applicant: Richard & Catherine Gibb; 71 Old Mill Road; Lee, NH 03861
6. **10/610 (Fisheye Properties LLC)** Request by applicant to develop a 12 lot single-family subdivision on a 46.22 acre site located at Young Road (Map 240/Lot 15) in the Neighborhood Residential (NR) Zoning District. Applicant: Fisheye Properties LLC, Wayne Stocker; P.O. Box 250; Union, NH 03887
7. **10/609 (Minor Subdivision for Paul & M. Abigail Aucella)** Request by applicant to subdivide an existing 17.59 acre parcel into Lot 1 containing 12.49 acres with an existing dwelling, and Lot 2 containing 5.10 acres located at Province & Range Roads (Map 228/Lot 34-1A) in the General Residential (GR) Zoning District. Applicant: Paul & M. Abigail Aucella; 8 Range Road; Barrington, NH 03825
8. **SR10/383 (Aroma Joe's Coffee)** Request by applicant to construct a drive through coffee shop within the northern most building on a 4.29 acre site located at 528 Calef Hwy (a/k/a 371 Route 125) (Map 238/Lot 49.1) in the Town Center (TC) & Stratified Drift Aquifer Overlay (SDA) Zoning Districts. Applicant: Marty McKenna; 63 Broadway; Dover, NH 03820
9. **SR10/385 (Restoration Church (Formerly Christian Worship Center))** Request by applicant to replace an existing 96 sf sign, with a new, internally illuminated 4ft by 8ft sign located at 8 Eastern Avenue (Map 235/Lot 83) in the Town Center (TC) and Stratified Drift Aquifer Overlay (SDA) Zoning Districts. Applicant: David Blakney, Senior Pastor; 58 Old Dover Road; Rochester, NH 03867
10. **10/611 (Subdivision Plat for Brenton L. & Roxanna M. Merrill)** Request by applicant to subdivide an existing 26.61 acre parcel into Lot 1 containing 24.76 acres and Lot 2 containing approximately 1.85 acres to create a building lot located at 1665 Franklin Pierce Hwy (a/k/a 305 Route 202 & 9) (Map 242/Lot 22) in the General Residential (GR) and Highway Commercial Overlay (HCO) Zoning Districts. Applicant: Brenton L. & Roxanna M. Merrill; 1665 Franklin Pierce Hwy; Barrington, NH 03825
11. **07/585 (Landry Conservation Subdivision (a/k/a Nippo Pond Subdivision))** Request by applicant for withdrawal of approval of a subdivision plan. Located at Rtes 202 & 9 (Map 231/Lot 37) in the Neighborhood Residential District (NR) Zoning District. Applicant James & Joan Landry; P.O. Box 550; Barrington, NH 03825

12. **LL10/232 (Boundary Line Adjustment for Harry E. & Jacqueline E. Kessler)** Request by applicant to adjust the boundary line between two existing, abutting lots of record, located at Kessler Way (Map 112/Lot 12.1 & Map 242/ Lot 33) in the General Residential (GR) and Highway Commercial Overlay (HCO) Zoning Districts. Applicant: Harry E. & Jacqueline E. Kessler; 4 Kessler Way; Barrington, NH 03825

13. **SR10/387 (Boat Storage-Liggett Realty Trust)** Request by applicant for discussion of conceptual site plan for boat storage on a 36 acre site located at New Town Plains Road(a/k/a Lee Oak Road) (Map 263/Lot 009) in the General Residential (GR) and Stratified Drift Aquifer Overlay (SDA) Zoning Districts. Applicant: Liggett Realty Trust, Steven Slovenski, Trustee; 117 Hayes Road; Lee, NH 03861

NON-ACTION ITEMS

14. **SR10/386 (Matthew Jensen Office Building)** Request by applicant to present a conceptual site plan for a proposed commercial office building to be located on 2.95 acre parcel located at Rt 4 & Glass Lane (Map 270/Lot 71) in the Regional Commercial (RC) and Stratified Drift Aquifer Overlay (SDA) Zoning Districts. Applicant: Matthew Jensen; 94 Blake Road; Epping, NH 03042

15. **SR10/387 (Boat Storage-Liggett Realty Trust)** Request by applicant for discussion of conceptual site plan for boat storage on a 36 acre site located at New Town Plains Road(a/k/a Lee Oak Road) (Map 263/Lot 009) in the General Residential (GR) and Stratified Drift Aquifer Overlay (SDA) Zoning Districts. Applicant: Liggett Realty Trust, Steven Slovenski, Trustee; 117 Hayes Road; Lee, NH 03861

ADJOURNMENT

John Huckins, Chair

Jacqueline Kessler, Ex-Officio

Alan A. Kelley

David Vincent

Edward Lemos, DVM; Vice Chair

George Calef

Steven Oles

Alternate Members: Anthony Gaudiello

Dawn Hatch

Town Planner: Connie Brawders

Persons with a disability may request a reasonable accommodation by contacting the Land Use Office at 603.664.5798. Requests should be made 5 days in advance.