



## MEETING MINUTES

**BARRINGTON PLANNING BOARD MEETING**  
**Barrington Annex (next to the Elementary School)**  
**572 Calef Highway**  
**Barrington, NH 03825**  
**Tuesday April 1, 2014**  
**6:30 p.m.**

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

The Board met with Legal Counsel at 5:30pm

### **ROLL CALL**

#### Members Present

Anthony Gaudiello-Chair  
Alan Kelley, Vice-Chair  
George Calef  
Jackie Kessler  
Jason Pohopek  
Dennis Malloy, Ex-officio

#### Alternate Members Present

Daniel Ayer  
Stephen Jeffery

Town Planner: Marcia Gasses  
Town Legal Counsel: Jae Whitelaw

D. Ayer sat for vacancy

## MINUTES REVIEW AND APPROVAL

*A motion was made by J. Kessler and seconded by A. Kelley to move review of the minutes to the end of the Agenda*

1. Approval of the March 4, 2014 Meeting Minutes

Without objection, the March 4, 2014 minutes were approved as corrected.

2. Approval of the March 18, 2014 Meeting Minutes

Without objection, the March 18, 2014 minutes were approved as corrected.

## ACTION ITEMS

3. [215-1-GR-13-Sub \(River's Peak-Tim Mason\)](#) Request by applicant for a 20 lot residential subdivision consisting of 3,050 linear feet of roadway and 12-acres of open space located on a 57 acre site located on New Bow Lake Road access from Boulder Drive(Map 215, Lot 1)in the General Residential Zoning District. By: Beals Associates PLLC, Scott D. Cole; 70 Portsmouth Avenue, 3<sup>rd</sup> Floor, Unit 2; Stratham, NH 03885

The applicant had requested a continuance to April 15, 2014 to allow time to address the Town's reviewing engineers concerns.

*A motion was made by A. Kelley and seconded by J. Kessler to continue to April 15, 2014. The motion carried unanimously.*

4. [268-1& Additional Lots –GR-13-SUB \(Gerrior Lane Trust\)](#) Request by applicant to present a Section 9.6 application for Special Permit for Construction in wetland buffer, Subdivide and create 10 lots, construct approximately 990LF of roadway, a shared driveway and realign a portion of Saint Matthews Drive located on Gerrior Lane and Saint Matthews Drive (Map 268, Lots 1, 1.1, 1.2, 1.3, 1.4 & 1.5) in the General Residential (GR) Zoning District. By: Michael Sievert, P.E.; MJS Engineering, P.C.; 5 Railroad Street; Newmarket, NH 03857.

The applicant had requested a continuance to May 6, 2014 to allow them to work with their legal counsel on the Conservation Easement changes and engineering review comments.

*A motion made by A. Kelley and second by J. Kessler to continue to May 6, 2014. The motion carried unanimously*

5. [220-31-RC-SDAO-14-SR Huff Moving & Storage](#) (JMH Enterprises, LLC) Request for Site Plan review for an 11,960 sq. ft. building for storage purposes, on a 6.18-acre site located at 26 Colonial Way. The application includes a waiver under 4.9.9 of the Site Plan Regulations for a reduction in parking. (Map 220, Lot 31) in the Regional

Commercial (RC) and Stratified Drift Aquifer Overlay Zoning District (SDAO). By: Randy Orvis, Geometres Blue Hills, LLC, P.O. Box 277 Farmington, NH 03835

*A. motion by J. Kessler and seconded by A. Kelley to continue to April 15, 2014. The motion carried unanimously*

6. [SR12/410 \(Gas Station and Convenience Store\)](#) Request by applicant to construct 5,000 s.f. convenience store and gas station on a 1.84 acre site located at 491 Calef Highway (Map 238, Lot 4) in the Town Center (TC) and Stratified Drift Overlay (SDA) Zoning Districts. By: Jones & Beach Engineers, Inc., Barry W. Gier, P.E; 85 Portsmouth Ave, PO Box 219; Stratham, NH 03885

The applicant requested a continuance to April 15, 2014 to allow them to work with abutters on easements.

*A motion was made by J. Kessler and seconded by A. Kelley to continue the application to April 15, 2014. The motion carried unanimously.*

7. [263-06-RC-14-SIGN Pet Connection \(property owner Wayne Noyes\)](#) Request by Pet Connection to add a reader board sign and waiver request for a 45 ½ s.f sign where 32 s.f. is allow to a previously approved sign on a 10.6 acre site located at 1057 Calef Highway (Map 263, Lot 6) in the Regional Commercial (RC) Zoning District. By: Jesse Senter, Pet Connection; PO Box 856; Barrington, NH 03825

M. Gasses made the following staff comment. With recent discussions the Board has had regarding the size of signs in the Regional Commercial District if the Board granted the waiver, the board should strongly consider increasing the size of allowable signs in the Regional Commercial District.

Jesse Senter, the applicant, explained the positive affect of the sign on his business.

J. Pohopek was concerned with the possibility that they would have two large signs.

S. Jeffery asked if there was a hardship.

Jesse Senter expressed that without the sign people did not notice his business as well.

G. Calef expressed at 50 miles per hour he could not read the sign.

J. Kessler expressed they did not deny them their own sign but they had to stick to the 32 square feet.

D. Malloy asked if the sign was working for the applicant.

Jesse Senter explained that he had received a considerable amount of positive feedback from his customers. Many had stopped in because of the specials posted on the sign.

D. Ayer suggested continuing the application until the board revised the sign regulations.

A. Gaudiello expressed that the Board needed to proceed to a resolution.

J. Kessler expressed that signs were an ongoing issue.

Dave Damphouse explained he had invested in the business and they are trying to make the business work. The sign was helping to keep the business going.

A. Kelley expressed he could not read the entire sign while driving by the site.

The Board discussed the need for signs and the lettering on them had to be large enough for the driving public to read.

*A motion was made by G. Calef and seconded by D. Malloy to approve the waiver. The motion carried 6-1*

8. [257-3 & 5-GR-14-LL \(McMaster/Fried\)](#) Request by applicant to adjust the lot line between lots 3 & 5 to transfer .58 acre to Lot 5 located on Merry Hill Road (Map 257, Lots 3 & 5 ) in the General Residential (GR) Zoning District. By: Chris Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825

S. Jeffery recused himself from this application.

M. Gasses staff comments included Daniel O 'lone of Barry Surveying would discuss the wetland delineation requirements for a lot line revision with the Board.

Daniel O 'lone representing the applicant described the application.

Daniel O 'lone expressed that wetlands had been delineated on the McMaster lot. He offered to put a note on the plan that the wetland delineation would be subject to action on the plan for lot 257-5.

J. Pohopek asked the reason for the lot line revision.

Mr. McMaster expressed he wanted to sell s small piece to his neighbor.

J. Pohopek expressed the applicant would be accepting the new wetland buffer regulations. McMaster was conforming to the regulations. He felt it would be a burden to the applicant to require delineation.

A. Kelley expressed that the applicant was expressing a desire to create two buildable lots in the future.

G. Calef wanted to assure the remaining lot was buildable.

A. Gaudiello allowed public comment.

Paul Mausteller asked if there was a mortgage on the property.

Mr. McMaster said \$40,000.

Discussion by the Board ensued with the determination the applicant must show a buildable area on lot 257-5

*A motion was made by D. Ayer and seconded by J. Pohopek to continue the application to April 15, 2014  
The motion carried unanimously*

9. **235-83-RC-14-SR (Journey Church)** Request by applicant for Preliminary Conceptual review to remove trees and install temporary gravel parking on a 2.93 acre lot located at 8 Eastern Avenue (Map 235, Lot 83) in the Regional Commercial (RC) Zoning District. Chris Berry, Berry Surveying & Engineering; 335 Second Crown Point Road; Barrington, NH 03825

S. Jeffery returned to the board for discussion.

Chuck Terrault and Ron Reed expressed Chris Berry of Berry Surveying & Engineering would be addressing the water problems in the back of the lot. They wanted to explain to the board before the church proceeded, had the drainage analyzed and site plan done. Berry explained it was all beautiful sand under the surface.

G. Calef brought up the restrictions that were placed on the cutting of trees back in the 70's.

M. Gasses stated she would look into the prior approval.

M. Gasses explained to Mr. Terrault that no disturbance of the site surface could occur until the church had received approval from the Board.

## **REPORT FROM THE PLANNING DEPARTMENT**

### **COMMUNICATIONS RECEIVED**

Turbocam will be scheduling a celebration & open house in the near future, the Board would be invited.

### **REPORTS FROM OTHER COMMITTEES**

### **UNFINISHED BUSINESS**

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

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

The Board's next meeting was scheduled for April 15, 2014 at 6:30 p.m.

The meeting without objection was adjourned.

Respectfully Submitted,

Marcia J. Gasses  
Town Planner & Land Use Administrator